

## PUBLIC REVIEW DRAFT

# PLACER VINEYARDS BLUEPRINT URBAN SERVICES PLAN

Prepared for:

Placer County

Prepared by:

Economic & Planning Systems, Inc.

January 5, 2007

EPS #11407

#### SACRAMENTO

2150 River Plaza Drive, Suite 400  
Sacramento, CA 95833  
[www.epsys.com](http://www.epsys.com)

phone: 916-649-8010  
fax: 916-649-2070



#### BERKELEY

phone: 510-841-9190  
fax: 510-841-9208

#### DENVER

phone: 303-623-3557  
fax: 303-623-9049

# CONTACT INFORMATION

## **Placer Vineyards Urban Services Plan January 5, 2007**

This Urban Services Plan was prepared by Economic & Planning Systems, Inc., (EPS) a firm specializing in real estate economics, regional economics, public finance, and land use policy. The report (EPS Project #11407) was commissioned by Placer County.

Tim Youmans served as principal-in-charge and oversaw all aspects of the assignment. Isabel Domeyko served as project manager and conducted the Urban Services Plan.

The analyses, opinions, recommendations, and conclusions of this report are EPS's informed judgment based on market and economic conditions as of the date of this report. Changes in the market conditions or the economy could change or invalidate the conclusions contained herein. The contents of this report are based, in part, on data from secondary sources. While it is believed that these sources are accurate, EPS cannot guarantee their accuracy. The findings herein are based on economic considerations and, therefore, should not be construed as a representation or as an opinion that government approvals for development can be secured. Conclusions and recommended actions contained in this report should not be relied on as sole input for final business decisions regarding current and future development and planning, nor utilized for purposes beyond the scope and objectives of the current study.

Questions regarding the information contained herewith should be directed to:

Tim R. Youmans  
Principal-in-Charge

or

Isabel Domeyko  
Project Manager

ECONOMIC & PLANNING SYSTEMS, INC.

2150 River Plaza Drive, Suite 400  
Sacramento, California 95833  
(916) 649-8010 Phone  
(916) 649-2070 Facsimile

## TABLE OF CONTENTS

---

I.	INTRODUCTION .....	1
	Project Context.....	1
	Urban Services .....	5
	Purpose of the Urban Services Plan.....	6
	Goals and Policies of the Urban Services Plan .....	6
	Annual Costs and Special District Funding.....	10
	Funding Mechanisms.....	15
	Annual Cash Flow .....	15
	Report Organization.....	16
II.	PROJECTED GROWTH AND ABSORPTION .....	19
III.	PROPOSED FINANCING MECHANISMS.....	25
	Services CFD .....	25
	Assessments .....	26
IV.	DETAILED SERVICE LEVELS.....	28
	Fire .....	28
	Sheriff .....	33
	Trails and Parks .....	38
	Open Space .....	43
	Landscape Corridors.....	47
	Countywide Services .....	51
	Library .....	56
	Transit .....	61
	Recreation Services.....	66
	Roads .....	73
V.	ANNUAL CASH FLOW AND DEFICIT FUNDING MECHANISMS .....	77
	Annual Cash Flow .....	77
	Deficit Funding Mechanisms .....	77

## Appendices

Appendix A: Detailed Cost Estimates

Appendix B: PVSP Annual Cash Flow Sensitivity Analysis

Appendix C: Supporting information for Trails, Parks, Parks Maintenance, Staffing, and Programming

## LIST OF TABLES

---

Table 1	Summary of Urban Services Costs and Revenues .....	5
Table 2	Summary of Services Provided by Placer County .....	8
Table 3	Summary of Services and Providers .....	9
Table 4	Summary of Estimated Annual Costs at Buildout.....	11
Table 5	Estimated Single-Family and Multifamily Per-Unit Annual Tax for Services.....	12
Table 6	Estimated Annual Tax for Services for Commercial Development.....	13
Table 7	Summary of Cost Components of the Urban Services Tax/Assessment.....	14
Table 8	Annual Cash Flow Summary .....	17
Table 9	Placer Vineyards Projected Absorption.....	21
Table 10	Placer Vineyards Projected Population and Employment.....	22
Table 11	Placer Vineyards Assumptions.....	23
Table 12	Additional Assumptions for Library Cost Distribution.....	24
Table 13	Projected Phasing: Fire.....	30
Table 14	Annual Costs at Buildout: Fire.....	31
Table 15	Projected Annual Surplus/(Shortfall): Fire.....	32
Table 16	Projected Phasing: Sheriff.....	35
Table 17	Annual Costs at Buildout: Sheriff.....	36
Table 18	Projected Annual Surplus/(Shortfall): Sheriff.....	37
Table 19	Projected Phasing: Trails and Parks.....	40
Table 20	Annual Costs at Buildout: Trails and Parks.....	41
Table 21	Projected Annual Surplus/(Shortfall): Trails and Parks .....	42
Table 22	Projected Phasing: Open Space.....	44

Table 23	Annual Costs at Buildout: Open Space .....	45
Table 24	Projected Annual Surplus/(Shortfall): Open Space.....	46
Table 25	Projected Phasing: Landscape Corridors .....	48
Table 26	Annual Costs at Buildout: Landscape Corridors .....	49
Table 27	Projected Annual Surplus/(Shortfall): Landscape Corridors.....	50
Table 28	Projected Phasing: Countywide Services .....	53
Table 29	Annual Costs at Buildout: Countywide Services .....	54
Table 30	Projected Annual Surplus/(Shortfall): Countywide Services .....	55
Table 31	Projected Phasing: Library .....	58
Table 32	Annual Costs at Buildout: Library .....	59
Table 33	Projected Annual Surplus/(Shortfall): Library .....	60
Table 34	Projected Phasing: Transit .....	63
Table 35	Annual Costs at Buildout: Transit.....	64
Table 36	Projected Annual Surplus/(Shortfall): Transit .....	65
Table 37	Projected Phasing: Recreation Services .....	69
Table 38	Per-Capita Recreation Services Multipliers .....	70
Table 39	Annual Costs at Buildout: Recreation Services .....	71
Table 40	Projected Annual Surplus/(Shortfall): Recreation Services.....	72
Table 41	Projected Phasing: Roads.....	74
Table 42	Annual Costs at Buildout: Roads .....	75
Table 43	Projected Annual Surplus/(Shortfall): Roads.....	76
Table 44	Summary of Gross Annual Costs .....	79
Table 45	Summary of Annual Offsetting Revenues .....	80
Table 46	Annual Special Tax/Assessment Revenue Summary .....	81
Table 47	Annual Cash Flow Summary .....	82
Table 48	Urban Services Shortfall Fee Cash Flow .....	83

## LIST OF MAPS

---

Map 1	Regional Map.....	2
Map 2	PVSP Map .....	3

# I. INTRODUCTION

---

The Placer Vineyards Blueprint Specific Plan Area (PVSP or Plan Area) will have an estimated 49,000 residents and approximately 8,300 employees at buildout over an area of 5,200 acres. **Map 1** shows the general vicinity in which the PVSP is located, and **Map 2** shows the anticipated land uses in the PVSP.

Located in unincorporated Placer County (County), the PVSP will require a full complement of urban services and infrastructure. This Placer Vineyards Urban Services Plan (Urban Services Plan) describes the service standards required to provide an *urban* level of public services in Placer Vineyards, the corresponding annual costs of these services, and the potential funding sources to cover the cost of these services. The Urban Services Plan does not apply to the existing dwelling units or proposed new dwelling units in the Special Planning Area (SPA) of the PVSP.

## PROJECT CONTEXT

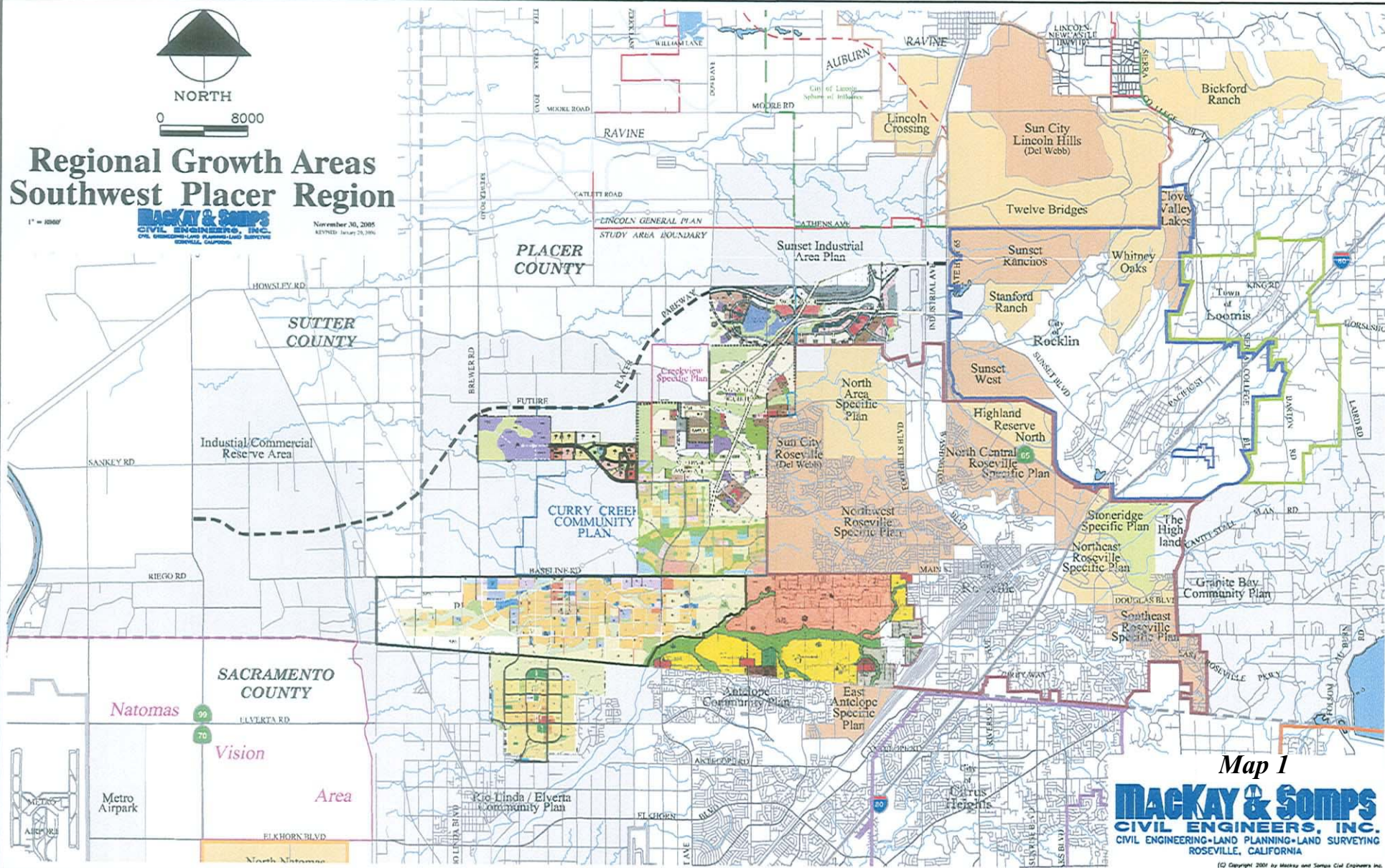
The County is considering several different proposed projects in the unincorporated southern region of the County that will require urban levels of service. During implementation, the Urban Services Plan will be coordinated with the public services needed for these other new development areas, and the delivery of urban public services in the PVSP/Plan Area must be viewed in the context of an overall countywide system providing services to all of these projects.

In an effort to plan comprehensively, the County commissioned fiscal analyses, public facility financing plans, and public services studies that considered public facilities, public service standards, and the impact of these costs on the County.

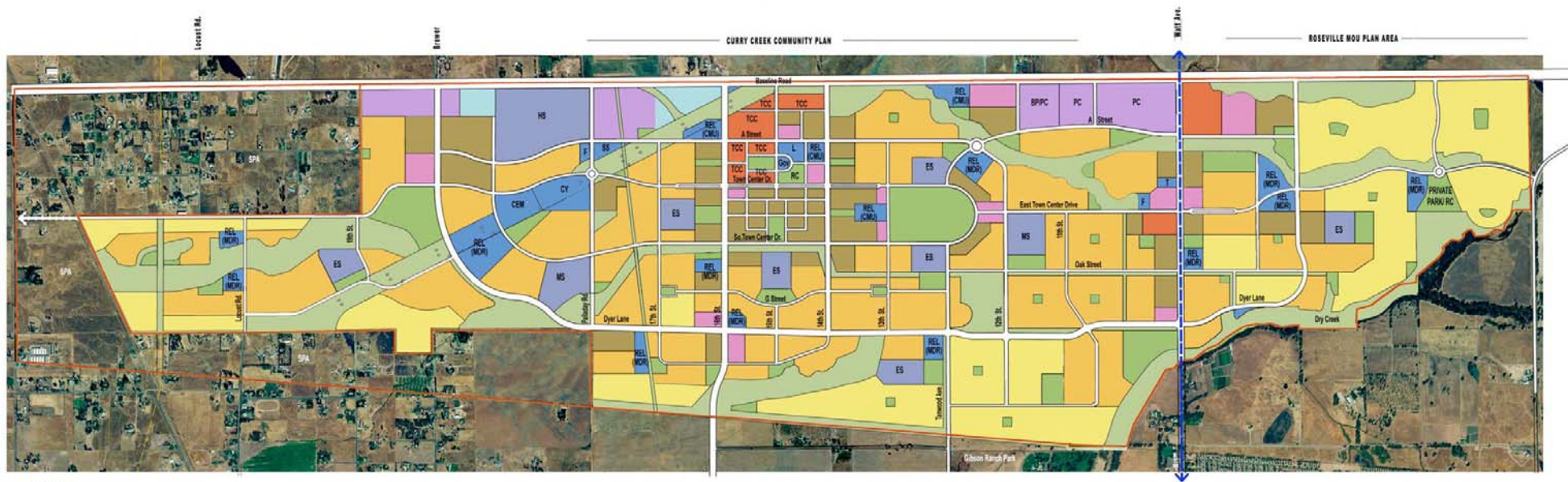
These companion documents contributed to development of this Urban Services Plan:

- **Placer Vineyards Blueprint Specific Plan (Specific Plan)**, prepared by EDAW, describes the vision, land uses, environmental resources, community design, and amenities for Placer Vineyards under the Blueprint alternative;
- **Placer Vineyards Public Facilities Financing Plan**, prepared by Economic & Planning Systems, Inc., (EPS), describes the cost, timing, and funding of backbone infrastructure and public facilities serving the Plan Area;
- **Placer Vineyards Fiscal Analysis**, dated August 24, 2006, conducted by Hausrath Economics Group (HEG), estimates the fiscal impact on the County's General Fund resulting from the development of the Placer Vineyards project. Specifically, the fiscal analysis estimates the costs to the County of providing





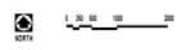




EDAW  
July 2006

**LEGEND**

<span style="background-color: #f96; border: 1px solid black; padding: 2px;">CMU</span> COMMERCIAL MIXED USE	<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">SPA</span> SPECIAL PLANNING AREA	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">ES</span> ELEMENTARY SCHOOL	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">REL</span> RELIGIOUS FACILITY	<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">OS</span> OPEN SPACE
<span style="background-color: #ff0000; border: 1px solid black; padding: 2px;">CM</span> COMMERCIAL	<span style="background-color: #ffff00; border: 1px solid black; padding: 2px;">LDR</span> LOW DENSITY RESIDENTIAL	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">MS</span> MIDDLE SCHOOL	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">F</span> FIRE	<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">P</span> PARK
<span style="background-color: #ff00ff; border: 1px solid black; padding: 2px;">PC</span> POWER CENTER	<span style="background-color: #ffcc00; border: 1px solid black; padding: 2px;">MDR</span> MEDIUM DENSITY RESIDENTIAL	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">HS</span> HIGH SCHOOL	<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">Gov</span> GOVERNMENT	<span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">RC</span> RECREATION CENTER
<span style="background-color: #ff00ff; border: 1px solid black; padding: 2px;">BP</span> BUSINESS PARK	<span style="background-color: #ff0000; border: 1px solid black; padding: 2px;">HDR</span> HIGH DENSITY RESIDENTIAL		<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">L</span> LIBRARY	
<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">O</span> OFFICE			<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">Ph</span> Police	
			<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">CY</span> CORPORATE YARD	
			<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">SS</span> SUBSTATION	
			<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">T</span> TRANSIT	
			<span style="background-color: #add8e6; border: 1px solid black; padding: 2px;">C</span> CEMETERY	
				<span style="color: blue;">↔</span> BRT LINE



*Map 2  
Placer Vineyards Specific Plan Blueprint Land Use Plan*



local government services to project residents and employees. The fiscal analysis then compares these costs to the sales tax, property tax, and other County revenues generated by the project;

- **Consultant Studies** were prepared by Citygate, Willdan, and LSC Transportation Consultants in 2005. These consultant studies evaluated urban service levels provided by other similar communities and recommended a set of services standards for the PVSP. The consultant studies covered the following urban services:
  - Citygate—Sheriff, Parks and Recreation;
  - Willdan—Public Works; and
  - LSC Transportation Consultants—Transit;
- **Facilities Timing as Proposed by the County** spreadsheet was prepared by the County Executive Office, last updated on January 3, 2007. This document shows proposed timing triggers and estimated costs for Public Facilities in the PVSP, and is an attachment in the Public Facilities Financing Plan prepared by EPS; and
- **Placer Vineyards Public Services as Proposed by the County** spreadsheet was prepared by the County Executive Office, last updated on January 3, 2007. This document contains estimated timing and costs for staffing, facility maintenance, and equipment replacement needed for the delivery of public services in the PVSP as identified in this Urban Services Plan document.

**Table 1** summarizes the estimated total annual service costs at buildout, the potential offsetting revenues from existing sources of revenues, and the amount of funding that would be needed from new special taxes and assessments. New special taxes and assessments levied on the new development in the PVSP would be required to fund approximately 47 percent of the estimated service costs. The special tax/assessment levels required to fund urban services are projected to be considerably higher compared to other new development areas in the region. The higher special tax/assessment burden is attributable to the very low level of property taxes on land in the PVSP available to fund county-wide and urban services. Also, the PVSP is not projected to generate substantial net new sales tax revenues to help offset services costs.

The Urban Services Plan cost estimates are based on 2006 estimates. The service levels and cost estimates will be redefined as part of the implementation of the Specific Plan. The Specific Plan and the Development Agreements (D.A.s) require the preparation of the following Master Plans before implementation of the Specific Plan:

- County Facilities Master Plan;
- Parks and Recreation Master Plan;

- Transit Master Plan;
- Landscaping Master Plan;
- Sewer Master Plan; and
- Drainage Master Plan

**Table 1**  
**Summary of Urban Services Costs and Revenues**

Item	Amount (2006\$)
Gross Annual Cost at Buildout	\$92,500,000
Offsetting Annual Revenues	(\$49,000,000)
Amount Funded by Special Taxes/Assessments	\$43,500,000
<b>Percent of Cost Funded by Special Taxes/Assessments</b>	<b>47%</b>

*"summ\_table"*

The results of the Master Plans will be incorporated into the formation of any Community Facilities District (CFD) and/or County Service Area (CSA) structures that fund urban services in the PVSP. The required special taxes and assessments will also be updated as part of the process of forming the required Special Financing Districts. These financing mechanisms will include provisions to adjust special taxes and assessments for inflation and potential contingencies.

## URBAN SERVICES

This PVSP Urban Services Plan describes the standards, delivery, costs, and funding mechanisms for the following types of public services in the Plan Area:

- Fire Protection;
- Sheriff Protection;
- Trails and Park Maintenance;
- Open Space Maintenance;
- Landscape Corridors Maintenance;

- Countywide Services (e.g., probation, human services);
- Library Services;
- Transit Services;
- Recreation Services; and
- Roads Maintenance.

**Table 2** summarizes the level of service planned for each public service, while **Table 3** identifies the provider of each service.

## PURPOSE OF THE URBAN SERVICES PLAN

The purpose of the Urban Services Plan is to describe the service levels and financing strategy to fund an urban level of public services that will be provided to Placer Vineyard's future residents, businesses and employees. The Urban Services Plan accomplishes this strategy by following these steps:

1. Specifying the service standards for public services to be provided to PVSP residents, businesses and employees. The costs of these services have been estimated based on a set of consultant reports, analysis prepared by the County service providers, and other available information.
2. Identifying funding sources to pay for the service costs. These sources include existing revenues as well as newly created funding sources paid by future development in the PVSP.
3. Providing information regarding the timing of the delivery of urban services related to the growth in population and employment in the PVSP.
4. Establishing the policy framework for financing the required urban services.

## GOALS AND POLICIES OF THE URBAN SERVICES PLAN

The goals of the Urban Services Plan serve to provide a solid framework for the delivery and financing of services within the Plan Area. Financing of required services recognizes existing policies of the County and urban service levels as a priority for funding and maintaining services over public financing of project and development-related infrastructure and facilities. The goals of the Urban Services Plan are as follows:

- Establish a level of urban services for the Plan Area commensurate with surrounding jurisdictions;

- Identify funding sources to pay for urban service costs that minimize financial risk to the County and can be sustained as development occurs and at buildout;
- Ensure services are funded and available when needed; and
- Consistent with General Plan policy, finance services by the development of the project without adversely affecting existing County funds.

The following policies shall be followed in implementing the Urban Services Plan for the Plan Area:

1. Services will be funded and provided to residents, businesses, and employees of the Plan Area at an urban level commensurate with similar urban communities, and above existing levels provided by the County within the unincorporated areas.
2. Ensure timing for funding of urban and countywide services is coordinated so that services are available when needed as the population and employment grows.
3. A funding strategy shall be developed to ensure that the County's General Fund is not negatively impacted by the cost of providing urban and countywide services in a sustainable and reliable manner.
4. Use of public financing to fund services shall take priority over the use of such financing for infrastructure and public facility improvements in the Plan Area.
5. When public financing is used, the total annual tax and/or assessment rates for developed land shall not exceed fiscally prudent levels and will be consistent with the Rules and Procedures of the Placer County Bond Screening Committee.
6. Before properties can be developed, such properties shall be required to annex into the CFD for Services (Services CFD) or a County CSA before recording of the final map. Parcel maps that are found by the applicable hearing body to be for bonafide agricultural use and are consistent with their current agricultural zoning are exempt from this policy.
7. Other financing mechanisms, such as creation of private districts or associations, may be used to fund maintenance of certain facilities in the Plan Area. Any such alternative or supplemental financing mechanisms shall comply with the other policies described above.

**Table 2** summarizes the recommended level of service for each public service component and **Table 3** identifies the service provider for each public service.

**Table 2**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Summary of Services Provided by Placer County**

Services	Recommended Level of Service	Potential Funding Source
<b>Fire</b>	1 Firefighter and Officer per 1,000 population; 1 Fire Prevention/Planning Staff member per 10,000 population; and 1 support Staff member per 10,000 population.	CFD, CSA, General Fund revenues, existing assessments.
<b>Sheriff</b>	Overall estimate of 1.36 sworn officers per 1,000 population. Other officer ratios commensurate with Urban Services Plan for the Base Case.	CFD, CSA, General Fund revenues, Prop 172 sales tax revenues.
<b>Trails and Parks</b>	Over 46 miles of class 1 trails (including equestrian trails).	CFD, CSA.
<b>Open Space</b>	There are approximately 480 acres of on-site open space in the Placer Vineyards project. In addition to the on-site open space acreage there are approximately 3,500 acres of off-site open space.	CFD, CSA, user charges, General Fund.
<b>Landscape Corridors</b>	There are 107 acres of landscape corridors for major backbone infrastructure. In addition, there are estimated to be 223 acres of subdivision landscape corridors.	CFD, CSA.
<b>Library</b>	The library facility will operate 6 days a week with open hours on two or three evenings per week.	CSA, property tax (Library Fund).
<b>Transit</b>	Local bus service 7 days per week, 5:00 a.m. to 9:00 p.m. weekdays and Saturday. Bus stops within 1/4 mile of majority of residences. Dial-a-ride, commuter (City of Sacramento) and inter-regional (Roseville, Rocklin) services will be provided.	CSA, sales tax revenues, farebox revenues.
<b>Recreation Services</b>	1 corporation yard for each park, 1 skate park for approximately every 18,000 population. 1 swimming pool, 1 community center, 1 gymnasium, 1 senior center, 1 recreation center, and 1 youth center for approximately every 40,000 population.	CFD, CSA, user charges, General Fund.
<b>Roads</b>	131 miles of roads (excluding subdivisions). Also includes 29 traffic signals.	CSA, Road Fund revenues.

"los\_summ"



**Table 3**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Summary of Services and Providers**

<b>Public Service Category</b>	<b>Service Provider(s)</b>
<b>Fire</b>	Placer County Fire Department
<b>Sheriff</b>	Placer County Sheriff's Department
<b>Parks</b>	Placer County Facility Services
<b>Trails</b>	Placer County Facility Services
<b>Open Space</b>	Placer County Facility Services
<b>Landscape Corridors</b>	Placer County Facility Services
<b>Library</b>	Placer County Library
<b>Transit</b>	Placer County Transit
<b>Recreation</b>	Placer County Facility Services
<b>Roads</b>	Placer County Public Works

*"provider\_summ"*

## ANNUAL COSTS AND SPECIAL DISTRICT FUNDING

The estimated costs of providing the urban services to the PVSP are based on the service level ranges identified in the PVSP Environmental Impact Report (EIR), a series of consultant studies, and estimates provided by the County departments that will be responsible for providing the urban services. The urban service cost estimates will be refined as part of the process of establishing financing mechanisms (e.g., Mello-Roos CFD[s] and/or Assessment Districts), to provide the authorization to levy special taxes and assessments necessary to fund the urban services.

## TREATMENT OF THE SPECIAL PLANNING AREA

The SPA is a geographic area of the PVSP that contains 150 existing units. Buildout of the PVSP can accommodate up to 261 additional units in the SPA for a total of 411 units. This area of the PVSP is excluded from the Urban Services Plan. **Table 10** in **Chapter II** shows the projected population for the entire project, consistent with the Specific Plan. **Table 11** in **Chapter II** estimates population and employment excluding the SPA. Costs and fees for the Urban Services Plan exclude the SPA.

Many of the consultant studies that estimated services levels for the PVSP included the SPA when projecting the cost of services for the Plan Area. The Placer Vineyards Public Services as proposed by the County spreadsheet makes certain cost adjustments when possible to net out the SPA. The Urban Services Plan deducts the SPA area from the total projected population shown in the Specific Plan (estimated at about 3 percent of the total population) in both the estimated demand for public services and the allocation of estimated services costs.

## SUMMARY OF COSTS

**Table 4** summarizes the gross and net annual costs, at buildout, to provide an urban level of public services in the Plan Area. This table also shows the share of costs to be funded by residential development and the share of costs to be funded by commercial development. **Table 5** shows the average residential and commercial cost, on a per-unit or per-acre basis, for each service type. **Table 6** shows the allocation of annual special taxes among residential units—single-family, multifamily, and affordable units—resulting from the allocation of total costs across the Plan Area. **Table 7** shows the per-1,000-building-square-foot cost.

**Table 4**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Summary of Estimated Annual Costs at Buildout (2006\$)**

Item	Gross Annual Cost at Buildout	Offsetting Revenues	Net Annual Cost at Buildout	Residential Development Share of Cost [1]	Commercial Development Share of Cost [1]
	<i>a</i>	<i>b</i>	<i>c = a + b</i>	<i>d = c x 96.4%</i> <i>(see Table 11)</i>	<i>e = c x 3.6%</i> <i>(see Table 11)</i>
Fire	\$9,971,524	(\$6,013,545)	\$3,957,979	\$3,814,569	\$143,410
Sheriff	\$19,097,340	(\$3,328,995)	\$15,768,345	\$15,197,009	\$571,336
Trails & Parks	\$3,976,673	\$0	\$3,976,673	\$3,976,673	\$0
Open Space	\$1,239,031	\$0	\$1,239,031	\$1,239,031	\$0
Landscape Corridors	\$3,408,530	\$0	\$3,408,530	\$3,285,029	\$123,502
Countywide Services	\$35,726,224	(\$33,175,778)	\$2,550,446	\$2,458,036	\$92,411
Library	\$1,340,003	(\$585,445)	\$754,558	\$754,558	\$0
Transit	\$3,067,469	(\$1,533,734)	\$1,533,734	\$1,478,162	\$55,572
Recreation Services	\$7,069,975	(\$3,271,284)	\$3,798,691	\$3,798,691	\$0
Roads	\$7,593,826	(\$1,044,652)	\$6,549,173	\$6,311,876	\$237,297
<b>Total [2]</b>	<b>\$92,491,000</b>	<b>(\$48,953,000)</b>	<b>\$43,537,000</b>	<b>\$42,314,000</b>	<b>\$1,224,000</b>

"cost\_summary"

Source: EPS.

[1] Distribution based on persons served. See Table 11.

[2] Rounded.

**Table 5**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Summary of the Cost Components of the Urban Services Tax/Assessment**

Service Component	Per-Unit/Acre Cost
<b>Average Residential Cost (per Unit) [1]</b>	
Fire	\$180
Sheriff	\$717
Trails & Parks	\$188
Open Space	\$59
Landscape Corridors	\$155
Countywide Services	\$116
Library	\$36
Transit	\$70
Recreation Services	\$180
Roads	\$298
<b>Average Per-Unit Cost (Unweighted)</b>	<b>\$1,999</b>
<b>Average Commercial Costs (per Acre)</b>	
Retail	\$3,799
Office	\$4,558
<b>Weighted Cost by Residential Land Uses (per Unit) [1]</b>	
Single-Family Unit (LDR, MDR)	\$2,570
Single-Family Affordable Unit (MDR)	\$1,030
Multifamily Unit (HDR, CMU)	\$2,050
Affordable/Rental Multifamily Unit (HDR, CMU)	\$820
<b>Weighted Average for All Units</b>	<b>\$2,100</b>

"avg\_unit\_cost"

[1] Does not include 5% increase in fee that accounts for the possibility that the fee may have to be slightly higher if full development does not occur.

**Table 6**  
**Placer Vineyards Urban Services Plan**  
**Estimated Single Family and Multifamily Per-Unit Annual Tax for Services**

Unit Type	Total Units	Affordable/ Rental Units Adjust. [1]	Adjusted Units	Persons per Unit [2]	Weighting Factor [3]	Weighted Persons	% Persons of Total	Residential Share of CSA/CFD-Funded Services Costs [4]	Annual Tax/Assess. per Unit	Adjusted Tax/Assess. per Unit [5]
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i>	<i>e</i>	<i>f = c x d x e</i>	<i>g = f / total persons</i>	<i>h = g x total cost</i>	<i>i = h / c</i>	<i>j = i x 1.05</i>
<b><u>Single Family</u></b>										
<b>Low-Density</b>										
SPA [6]	0		0	2.50	1.00	0	0.0%	\$0	N/A	N/A
Age-Restricted	1,265		1,265	2.50	1.00	3,163	7.3%	\$3,080,253	\$2,440	\$2,570
Low-Density	2,167		2,167	2.50	1.00	5,418	12.5%	\$5,276,608	\$2,440	\$2,570
Religious	785		785	2.50	1.00	1,963	4.5%	\$1,911,461	\$2,440	\$2,570
<b>Subtotal Low-Density</b>	<b>4,217</b>		<b>4,217</b>			<b>10,543</b>	<b>24.3%</b>	<b>\$10,268,322</b>		
<b>Medium-Density</b>										
Medium-Density	9,334	(212)	9,122	2.50	1.00	22,805	52.5%	\$22,211,425	\$2,440	\$2,570
Age-Restricted	56		56	2.50	1.00	140	0.3%	\$136,359	\$2,440	\$2,570
Medium-Density (For-Sale Affordable)		212	212	2.50	0.40	212	0.5%	\$206,681	\$980	\$1,030
<b>Subtotal Medium-Density</b>	<b>9,390</b>		<b>9,390</b>			<b>23,157</b>	<b>53.3%</b>	<b>\$22,554,466</b>		
<b>Subtotal Single Family</b>	<b>13,607</b>		<b>13,607</b>			<b>33,699</b>	<b>77.6%</b>	<b>\$32,822,788</b>		
<b><u>Multifamily</u></b>										
<b>High-Density [7]</b>										
High-Density (For Sale)	6,157	(4,568)	1,589	2.00	1.00	3,178	7.3%	\$3,095,740	\$1,950	\$2,050
High-Density (Market-Rate Rental)		2,658	2,658	2.00	0.40	2,126	4.9%	\$2,071,099	\$780	\$820
High-Density (Affordable)		1,910	1,910	2.00	0.40	1,528	3.5%	\$1,488,106	\$780	\$820
CMU	1,456		1,456	2.00	1.00	2,912	6.7%	\$2,836,268	\$1,950	\$2,050
<b>Subtotal High-Density</b>	<b>7,613</b>		<b>7,613</b>			<b>9,745</b>	<b>22.4%</b>	<b>\$9,491,212</b>		
<b>Total</b>	<b>21,220</b>		<b>21,220</b>			<b>43,444</b>	<b>100.0%</b>	<b>\$42,314,000</b>	<b>\$2,000</b>	<b>\$2,100</b>

"per\_unit\_svc\_tax"

- [1] Ten percent of units are set aside as affordable housing. Of this 10 percent, 90 percent are high-density units and 10 percent are medium-density units. Also includes market rate rental units so that total affordable and rental high density units are 60 percent of total high density units. See note [7] below for breakdown of units.
- [2] In this analysis, for purposes of weighting, all single family units are assumed to have 2.5 persons per household (PPH), and all multifamily units are assumed to have 2.0 PPH.
- [3] The services tax for affordable and market rate rental units is assumed to be 40% of the full fee for each land use type. The total persons is weighted to reduce the fee per unit for affordable housing units.
- [4] The portion of total services costs allocated to residential development.
- [5] Per-unit annual tax is increased to account for the possibility that the fee may have to be slightly higher if full development does not occur.
- [6] SPA units are exempt from the fee.

Item	Units
Total High Density (HD) Units	7,613
Affordable HD (90% of All Affordable Units) [1]	1,910
Additional Rental/Affordable Units	2,658
<b>Total Affordable/Rental Units</b>	<b>4,568</b>
% Affordable/Rental of Total HD Units	60%



**Table 7**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Estimated Annual Tax for Services for Commercial Development (2006\$)**

Item	Assumption	Amount
Total Commercial Square Feet		3,684,414
Net Costs Attributable to Commercial Development		\$1,224,000
Tax/Assessment per Building Square Foot		\$0.33
Tax/Assessment per Bldg. Sq. Ft. (including Contingency) [1]	5%	\$0.35
<b>Tax/Assessment per Acre (inc. Contingency)</b>		
Retail	<i>FAR = 0.25</i>	<b>\$3,799</b>
Office	<i>FAR = 0.30</i>	<b>\$4,558</b>

"fee\_summary"

Source: EPS.

[1] Fees are increased to take into account the possibility that full development may not occur because of the loss of commercial square footage during the mapping process.

Please note that the recommended cost per-unit/per square foot includes three adjustments:

- Exclusion of the SPA, as described above.
- A 5-percent increase in costs to account for a 10-percent mapping factor or land use contingency factor. In many large specific plan areas, new development may build out to a total of approximately 90 to 95 percent of the maximum potential estimated in the specific plan. This analysis assumes that roughly 10 percent of units and commercial square footage may never be developed, resulting in a decrease in overall demand for services (e.g., reduced population results in decreased demands for staffing), but an increase in per-unit responsibility for maintenance of facilities. To include a land use contingency in the calculations, EPS estimates an overall increase of 5 percent to reflect this change. While there would be a greater cost per unit because of the reduced number of units sharing the costs, there would also be less overall cost because of the smaller service population.
- The Special Tax and Assessment have been rounded. The cost per unit has been rounded up to the nearest dollar to ensure adequate funding.

## FUNDING MECHANISMS

Beyond any revenues generated through property tax and sales tax, the two major funding sources for public services will likely be a Services CFD maximum special tax and benefit assessments levied through a CSA. The County also may implement user charges and fees for additional recreation funding.

The Urban Services Plan describes the annual cost to provide public services, net of offsetting revenues provided through contributions from property tax and sales tax revenues. The following section, **Chapter III**, and **Chapter V** discuss funding mechanisms to meet annual costs and any annual deficits that occur when revenues from developed property are not sufficient to fully fund the required urban services.

## ANNUAL CASH FLOW

At times, the cost of the planned levels of urban services may exceed the available special taxes and assessment revenues from developed property because several of the urban services are required early in the development process to meet public safety and other required County standards. As a result, there may be cash flow shortages in certain years. The Urban Services Plan anticipates this potential and provides a range of solutions.

**Table 8** shows the consolidated annual cash flow for the delivery of public services to Placer Vineyards based on the County's estimated absorption schedule. Because the residential and commercial taxes/assessments are based on the total cost at buildout, services costs would equal revenues available for such services at buildout. For individual years in which annual costs exceed annual taxes/assessments, the County has these additional funding sources to help meet annual deficits:

- **Contingency Fund: Urban Services Shortfall Fee.** A one-time fee paid at building permit, the Urban Services Shortfall Fee is currently \$4,000 per unit, and will provide a contingency fund to pay for urban service costs in years where the cost is in excess of the amount of special taxes and assessments collected from developed property.
- **Undeveloped Land Tax for Public Safety.** An undeveloped land tax on properties with approved small lot tentative maps can also be subject to a special tax levy/assessment for the portion of the tax rate/assessment estimated for public safety services, as described in the D.A. This tax would be levied to help cover cash flow shortfalls when special tax revenues do not provide adequate funds related to public safety (sheriff and fire).

## REPORT ORGANIZATION

The remainder of this report is organized into the following chapters and appendices:

**Chapter II** summarizes the Plan Area land uses, projected population and employment, and the County's projected absorption schedule for buildout of the Plan Area.

**Chapter III** describes the potential funding structure for delivery of urban public services through a CFD tax and/or a CSA assessment.

**Chapter IV** contains detailed information for each urban service component, including the level of service, gross and net annual costs, resulting annual residential per-unit and nonresidential per-square foot costs for services, and an annual cash flow comparing annual costs to estimated fee revenues.

**Chapter V** shows the annual services cash flow and describes potential funding mechanisms that may be used to address funding shortfalls in years in which they may occur.

**Table 8**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Cash Flow Summary**

Year	Annual Units	Cumulative Units	Beginning Balance	Gross Annual Costs	Offsetting Revenues	Subtotal Surplus/(Shortfall) (Net Annual Cost)	Special Tax/ Assessment Revenue	Surplus/ Shortfall	Urban Services Shortfall Fee Revenue	Ending Balance
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i> (Table 44)	<i>e</i> (Table 45)	<i>f = d + e</i>	<i>g</i> (Table 46)	<i>h = f + g</i>	<i>i = a x \$3,900</i> (Table 48)	<i>j = c + h + i</i>
2008/09	536	536	\$0	(\$4,585,458)	\$2,215,058	(\$2,370,400)	\$1,155,665	(\$1,214,735)	\$2,090,400	\$875,665
2009/10	536	1,072	\$875,665	(\$7,246,232)	\$3,510,843	(\$3,735,389)	\$2,311,823	(\$1,423,566)	\$2,090,400	\$1,542,498
2010/11	765	1,837	\$1,542,498	(\$10,125,924)	\$4,980,910	(\$5,145,014)	\$3,961,611	(\$1,183,403)	\$2,983,500	\$3,342,595
2011/12	765	2,602	\$3,342,595	(\$13,206,463)	\$6,764,465	(\$6,441,998)	\$5,611,398	(\$830,599)	\$2,983,500	\$5,495,496
2012/13	765	3,367	\$5,495,496	(\$16,803,123)	\$8,456,296	(\$8,346,827)	\$7,261,186	(\$1,085,641)	\$2,983,500	\$7,393,355
2013/14	765	4,132	\$7,393,355	(\$18,888,124)	\$9,789,201	(\$9,098,923)	\$8,910,974	(\$187,949)	\$2,983,500	\$10,188,906
2014/15	765	4,897	\$10,188,906	(\$22,569,652)	\$11,420,649	(\$11,149,003)	\$10,560,761	(\$588,241)	\$2,983,500	\$12,584,164
2015/16	765	5,662	\$12,584,164	(\$29,940,411)	\$15,713,436	(\$14,226,974)	\$12,210,549	(\$2,016,425)	\$2,983,500	\$13,551,239
2016/17	765	6,427	\$13,551,239	(\$32,794,504)	\$17,164,212	(\$15,630,292)	\$13,860,337	(\$1,769,955)	\$2,983,500	\$14,764,784
2017/18	765	7,192	\$14,764,784	(\$41,126,186)	\$21,572,388	(\$19,553,798)	\$15,510,124	(\$4,043,674)	\$2,983,500	\$13,704,610
2018/19	765	7,957	\$13,704,610	(\$43,635,710)	\$23,004,340	(\$20,631,370)	\$17,159,912	(\$3,471,458)	\$2,983,500	\$13,216,652
2019/20	765	8,722	\$13,216,652	(\$46,594,987)	\$24,466,789	(\$22,128,198)	\$18,809,700	(\$3,318,499)	\$2,983,500	\$12,881,653
2020/21	668	9,390	\$12,881,653	(\$49,195,575)	\$25,754,417	(\$23,441,157)	\$20,250,385	(\$3,190,772)	\$2,605,200	\$12,296,081
2021/22	668	10,058	\$12,296,081	(\$52,532,293)	\$27,450,065	(\$25,082,229)	\$21,691,070	(\$3,391,158)	\$2,605,200	\$11,510,122
2022/23	668	10,726	\$11,510,122	(\$54,315,263)	\$28,625,167	(\$25,690,096)	\$23,131,755	(\$2,558,340)	\$2,605,200	\$11,556,982
2023/24	668	11,394	\$11,556,982	(\$56,676,331)	\$29,901,042	(\$26,775,289)	\$24,572,441	(\$2,202,849)	\$2,605,200	\$11,959,333
2024/25	668	12,062	\$11,959,333	(\$59,469,598)	\$31,193,168	(\$28,276,430)	\$26,013,126	(\$2,263,304)	\$2,605,200	\$12,301,229
2025/26	638	12,700	\$12,301,229	(\$61,365,464)	\$32,353,036	(\$29,012,428)	\$27,388,853	(\$1,623,575)	\$2,488,200	\$13,165,854
2026/27	638	13,338	\$13,165,854	(\$63,507,976)	\$33,555,899	(\$29,952,077)	\$28,764,580	(\$1,187,497)	\$2,488,200	\$14,466,557
2027/28	638	13,976	\$14,466,557	(\$65,615,582)	\$34,752,677	(\$30,862,905)	\$30,140,307	(\$722,598)	\$2,488,200	\$16,232,158
2028/29	638	14,614	\$16,232,158	(\$67,304,781)	\$35,876,520	(\$31,428,261)	\$31,516,033	\$87,772	\$2,488,200	\$18,808,130
2029/30	638	15,252	\$18,808,130	(\$70,351,178)	\$37,100,564	(\$33,250,614)	\$32,891,760	(\$358,854)	\$2,488,200	\$20,937,476
2030/31	638	15,890	\$20,937,476	(\$72,615,196)	\$38,324,607	(\$34,290,589)	\$34,267,487	(\$23,101)	\$2,488,200	\$23,402,574
2031/32	638	16,528	\$23,402,574	(\$74,879,213)	\$39,548,651	(\$35,330,563)	\$35,643,214	\$312,651	\$2,488,200	\$26,203,426
2032/33	638	17,166	\$26,203,426	(\$77,143,231)	\$40,772,694	(\$36,370,537)	\$37,018,941	\$648,404	\$2,488,200	\$29,340,029
2033/34	638	17,804	\$29,340,029	(\$79,407,249)	\$41,996,738	(\$37,410,511)	\$38,394,668	\$984,156	\$2,488,200	\$32,812,386
2034/35	638	18,442	\$32,812,386	(\$81,671,267)	\$43,220,781	(\$38,450,486)	\$39,770,395	\$1,319,909	\$2,488,200	\$36,620,495
2035/36	638	19,080	\$36,620,495	(\$83,935,257)	\$44,444,799	(\$39,490,458)	\$41,146,096	\$1,655,638	\$2,488,200	\$40,764,333
2036/37	638	19,718	\$40,764,333	(\$86,199,247)	\$45,668,817	(\$40,530,430)	\$42,521,797	\$1,991,366	\$2,488,200	\$45,243,899
2037/38	638	20,356	\$45,243,899	(\$88,822,244)	\$46,892,835	(\$41,929,409)	\$43,897,498	\$1,968,089	\$2,488,200	\$49,700,188
2038/39	638	20,994	\$49,700,188	(\$91,086,234)	\$48,116,853	(\$42,969,381)	\$45,273,198	\$2,303,817	\$2,488,200	\$54,492,205
2039/40	226	21,220	\$54,492,205	(\$92,137,194)	\$48,596,548	(\$43,540,646)	\$45,786,000	\$2,245,354	\$881,400	\$57,618,959

"annual\_cash\_flow"

**Appendix A** contains the detailed annual timing triggers and estimated costs provided by the County for sheriff operations.

**Appendix B** includes three sensitivity runs on absorption of the project, to estimate the potential for annual deficits to occur.

**Appendix C** contains the detailed assumptions provided by the County regarding the operations and maintenance of trails, parks and park facilities and the provision of recreation services.



## II. PROJECTED GROWTH AND ABSORPTION

---

The Plan Area comprises approximately 5,200 acres in the southwest corner of the County. Base Line Road (north), Walerga Road (east), Sutter County at Pleasant Grove Boulevard (west), and Sacramento County (south) form the Plan Area's boundaries.

At buildout, the Plan Area is expected to include 21,631 residential units (including the SPA) and nearly 3.7 million square feet of commercial space. Of the nearly than 22,000 units, approximately 14,000 will be single-family units, and over 7,600 will be multifamily units. The County assumes that during the first few years of development, 540 residential units will be absorbed annually. Absorption then increases to 770 units annually for several years, and then slowly tapers off slightly; the final units are absorbed in 2039/40. Please note that the absorption schedule used in this Urban Services Plan excludes 411 SPA units. The County's projected absorption schedule, modified to show buildout at 21,220 units, is shown in **Table 9**.

Planned commercial space is roughly divided equally between retail and office development: 2.2 million square feet of retail and 1.5 million square feet of office. The County's projected absorption of commercial acres and square footage mirrors the residential absorption rate. Modest growth is expected within the first couple of years of development; then there is a higher level of annual absorption for several years before annual absorption tapers off slightly, resulting in full buildout of commercial development in 2039/40. This projection also is shown in **Table 9**.

**Table 10** shows the total projected population and employment, as presented in the Placer Vineyards Draft Specific Plan. **Table 11** shows the population and employment projections used by the HEG fiscal impact analysis. The Urban Services Plan relies on these figures when multipliers derived directly from HEG's figures are used to calculate costs, as in the case of countywide services.

Based on the future growth from Placer Vineyards, the County can expect approximately 49,000 new residents (including the SPA units) by buildout of the project. In addition to new residents, commercial development will also provide employment growth within the project; it is estimated that more than 8,300 jobs will be generated. All unit, resident, and employee assumptions, which are used throughout the study to calculate needs for and costs of services, are summarized in **Table 11**. The residential population used in the Urban Services Plan excludes residents of the SPA, and the employment estimates include employees from retail and office development.

In addition to assumptions for Placer Vineyards, **Table 12** provides residential unit and population assumptions for Placer Ranch and Regional University, which contribute to

the need for a library, as well as to the cost of providing and maintaining this facility and services.

**Table 9**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Placer Vineyards Projected Absorption**

**County Absorption  
Schedule**

Year	Residential				Commercial				Total	
	Units [1]		Acres		Sq. Ft.		Acres		Acres	
	Annual	Cumulative	Annual	Cumulative [2]	Annual [3]	Cumulative	Annual	Cumulative [4]	Annual	Cumulative
2008/09	536	536	61	61	91,984	90,500	7	7	68	68
2009/10	536	1,072	61	122	91,984	182,484	7	14	68	136
2010/11	765	1,837	87	210	130,302	312,786	10	24	97	233
2011/12	765	2,602	87	297	130,302	443,088	10	33	97	330
2012/13	765	3,367	87	384	130,302	573,390	10	43	97	427
2013/14	765	4,132	87	472	130,302	703,692	10	53	97	524
2014/15	765	4,897	87	559	130,302	833,994	10	63	97	622
2015/16	765	5,662	87	646	130,302	964,296	10	72	97	719
2016/17	765	6,427	87	734	130,302	1,094,598	10	82	97	816
2017/18	765	7,192	87	821	130,302	1,224,900	10	92	97	913
2018/19	765	7,957	87	908	130,302	1,355,202	10	102	97	1,010
2019/20	765	8,722	87	996	130,302	1,485,504	10	111	97	1,107
2020/21	668	9,390	76	1,072	114,040	1,599,544	9	120	85	1,192
2021/22	668	10,058	76	1,148	114,040	1,713,584	9	128	85	1,277
2022/23	668	10,726	76	1,224	114,040	1,827,624	9	137	85	1,361
2023/24	668	11,394	76	1,301	114,040	1,941,664	9	146	85	1,446
2024/25	668	12,062	76	1,377	114,040	2,055,704	9	154	85	1,531
2025/26	638	12,700	73	1,450	108,145	2,163,849	8	162	81	1,612
2026/27	638	13,338	73	1,522	108,145	2,271,994	8	170	81	1,693
2027/28	638	13,976	73	1,595	108,145	2,380,139	8	178	81	1,774
2028/29	638	14,614	73	1,668	108,145	2,488,284	8	186	81	1,855
2029/30	638	15,252	73	1,741	108,145	2,596,429	8	195	81	1,936
2030/31	638	15,890	73	1,814	108,145	2,704,574	8	203	81	2,016
2031/32	638	16,528	73	1,887	108,145	2,812,719	8	211	81	2,097
2032/33	638	17,166	73	1,959	108,145	2,920,864	8	219	81	2,178
2033/34	638	17,804	73	2,032	108,145	3,029,009	8	227	81	2,259
2034/35	638	18,442	73	2,105	108,145	3,137,154	8	235	81	2,340
2035/36	638	19,080	73	2,178	108,067	3,245,221	8	243	81	2,421
2036/37	638	19,718	73	2,251	108,067	3,353,288	8	251	81	2,502
2037/38	638	20,356	73	2,324	108,067	3,461,355	8	259	81	2,583
2038/39	638	20,994	73	2,396	108,067	3,569,422	8	267	81	2,664
2039/40	226	21,220	26	2,422	114,992	3,684,414	9	276	34	2,698

"absorb"

[1] Excludes 411 SPA units. Units are removed from the final years of development schedule.

[2] There are 2,422 residential acres (includes 70% of Commercial Mixed Use acreage (66 acres)).

Average density of approximately 8.8 units per acre.

[3] Annual absorption of commercial square feet from HEG fiscal. Last year of development has additional absorption of square feet to match buildout as reflected in the most recent Specific Plan (Dec. 2007).

[4] 276 acres includes 30% of Commercial Mixed Use acreage (28 acres). Assumes an average FAR of 0.31.

**Table 10**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Placer Vineyards Projected Population and Employment**

Unit Type/Land Use Category	Population/Jobs
<b>Residential Population</b>	
Low Density (Active Adult)	2,295
Low Density [1]	5,393
Medium Density	25,298
Medium Density (Active Adult)	101
High Density	12,314
Commercial Mixed Use	2,912
Special Planning Area	1,028
<b>Total Population (Specific Plan)</b>	<b>49,339</b>
<b>Total Population Used in Analysis (Table 11) [2]</b>	<b>48,319</b>
<b>Employment</b>	
<b>Retail Uses</b>	
COM - Commercial Retail	741
CMU- Commercial Mixed Use Retail [3]	556
Town Center Commercial Retail [4]	1,333
BP - Business Park Retail [5][6]	483
PC - Power Center	1,307
<b>Subtotal Retail Uses</b>	<b>4,420</b>
<b>Office Uses</b>	
COM - Commercial Office	947
CMU- Commercial Mixed Use Office [3]	834
Town Center Commercial Office [4]	500
BP - Business Park Office [5][7]	868
<b>Subtotal Office Uses</b>	<b>3,149</b>
<b>Schools</b>	<b>700</b>
<b>Total Employment (Specific Plan)</b>	<b>8,269</b>
<i>Excluding School Employment</i>	<i>(700)</i>
<b>Total Employment Used in Analysis (Table 11) [8]</b>	<b>7,569</b>

"pop\_employ"

Source: EDAW, *Placer Vineyards Draft Specific Plan*, December 2006.

[1] Includes density bonus units from religious sites.

[2] Excludes 411 SPA units and corresponding residents.

[3] 15 percent of CMU total.

[4] Retail is 80 percent of Town Center Commercial total (Office is remaining 20 percent of total).

[5] Includes BP/PC: 31 acres may be a BP or PC land use.

[6] Includes 80% of Business Park/Power Center (BP/PC) (540 employees).

[7] Includes 20% of Business Park/Power Center (BP/PC) (90 employees).

[8] Excludes school employment.

**Table 11**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Placer Vineyards Assumptions**

Item	Formula	Amount
<b><u>HEG Assumptions</u></b>		
Placer Vineyards Residents at Buildout		46,987
Placer Vineyards Employees at Buildout		8,339
<b><u>EPS Assumptions</u></b>		
<b><u>Placer Vineyards (PV) Assumptions</u></b>		
Units at Buildout [1]	$a$	21,220
Persons per Unit [1][2]	$b$	2.28
<b>Placer Vineyards Residential Pop. at Buildout [3]</b>	$c = a \times b$	<b>48,319</b>
Commercial Sq. Ft. at Buildout	$d$	3,684,414
Employees at Buildout (Table 10)	$e$	7,569
Employee Weighting Factor [4]	$f$	0.24
<b>Equivalent Employees at Buildout</b>	$g = e \times f$	<b>1,817</b>
<b>Placer Vineyards Persons Served at Buildout</b>	$h = c + g$	<b>50,135</b>
<b>Residential Share of Total Persons Served</b>	$i = c/h$	<b>96.4%</b>
<b>Commercial Share of Total Persons Served</b>	$j = g/h$	<b>3.6%</b>

"assump"

Sources: Hausrath Economics Group (HEG), Placer County and EPS.

[1] SPA units and corresponding residents excluded.

[2] Weighted average of persons per household (pph) for all unit types: single family, multifamily (includes age-restricted housing).

Housing Type	Units	PPH
SF (excluding SPA units)	12,286	2.50
MF	7,613	2.00
Age-Restricted	1,321	1.80
<b>Total</b>	<b>21,220</b>	
<b>Weighted Avg. PPH</b>		<b>2.28</b>

[3] Differs from County's population assumption because based on a weighted average of persons per household, as opposed to 2.5 persons per household.

[4] From *Placer County: County Facilities Needed to Serve Growth*, Recht Hausrath & Associates, Aug. 1994.

**Table 12**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Additional Assumptions for Library Cost Distribution**

Item	Formula	Amount
<b>Placer Vineyards (PV)</b>		
Units at Buildout	$a$	21,220
Population at Buildout	$b$	48,319
Percent of Total Units (PV, PR, and RU)		72%
<b>Placer Ranch (PR)</b>		
Units at Buildout	$c$	5,018
Persons per Unit [1]	$d$	2.34
Population at Buildout	$e = c \times d$	11,731
Percent of Total Units (PV, PR, and RU)		17%
<b>Regional University (RU)</b>		
Units at Buildout	$f$	3,232
Persons per Unit [2]	$g$	2.34
Population at Buildout	$h = f \times g$	7,577
Percent of Total Units (PV, PR, and RU)		11%
<b>Total Units (PV, PR, and RU)</b>	$i = a + c + f$	<b>29,470</b>
<b>Total Population (PV, PR, and RU)</b>	$j = b + d + h$	<b>67,627</b>

"assump\_2"

Sources: Placer County, *Placer Ranch Specific Plan*, *Regional University Specific Plan*, and EPS.

[1] Weighted average of persons per household (pph) for all unit types: single-family, multifamily (includes mixed-use units). Excludes university housing.

PR Housing Type	Units	PPH
SF	3,389	2.50
MF	1,630	2.00
<b>Total</b>	<b>5,018</b>	
<b>Weighted Avg. PPH</b>		<b>2.34</b>

[2] Weighted average of persons per household (pph) for all unit types: single-family, multifamily (includes commercial mixed-use). Excludes university housing.

RU Housing Type	Units	PPH
SF	2,226	2.50
MF (inc. Age-Restricted)	1,006	2.00
<b>Total</b>	<b>3,232</b>	
<b>Weighted Avg. PPH</b>		<b>2.34</b>

### III. PROPOSED FINANCING MECHANISMS

---

The County has a variety of available financing mechanisms to fund annual services costs for the PVSP. Two likely mechanisms are a Services CFD special tax and assessments charged through a CSA.

There is a mutual interest on the part of the County and the project proponents to create a governance structure that clearly defines the County's role and responsibilities as a municipal services provider and that minimizes the potential for future inter-governmental conflicts as the Plan Area develops. In the long term, it is possible that the PVSP will become an incorporated city.

#### SERVICES CFD

The Mello-Roos Community Facilities Act was enacted in 1982 and provides a method for local governments to fund public facilities and certain services, particularly for newly developing areas. Cities, counties and special districts may form CFDs (or Districts) over specific defined areas in their jurisdiction; a CFD is a special financing entity through which a local government is empowered to levy special taxes and issue bonds authorized by a two-thirds (2/3) vote of the qualified electors of the district.

The County may form one or more Services CFDs to fund those public services permitted by the Community Facilities Act. A CFD may fund a variety of public services:

- Sheriff services;
- Fire protection/suppression/ambulance/paramedic;
- Recreation program services;
- Library services;
- Parks, parkways, and open space;
- School maintenance;
- Operations and maintenance of museums and cultural facilities;
- Hazardous substance cleanup services; and
- Flood and storm protection.

#### LEVY AND FEATURES OF THE SPECIAL TAX

##### Voting Requirements

The CFD may levy special taxes after a two-thirds vote by the District in favor of levying a tax. Specifically, if there are twelve or more registered voters in the proposed district, each voter is entitled to one vote, and there must be a two-thirds majority vote in favor of the tax levy. If there are less than twelve registered voters, each landowner receives

one vote per acre owned and there must be a two-thirds majority vote in favor of the tax levy.

Recreation program services, library services, and operations and maintenance of museums and cultural facilities can only be authorized if there are at least twelve registered voters, and there must be a two-thirds vote in favor of the tax levy.<sup>1</sup>

### **Special Features of the Special Tax**

The special tax may not be based in proportion to the value of real property, nor does it have to be based on benefit. Instead, special taxes should be apportioned on any reasonable basis, and may be spread across developable land uses based on some other measure (e.g., density of development, square footage of construction, flat acreage). In addition, public property is exempted from special tax levies.

## **ASSESSMENTS**

For services not funded through a Services CFD, the County will implement a CSA to fund certain costs through annual assessments. A CSA is authorized under California Code Section 25210.1 – 25211.33. The Code provides an “alternative method for providing governmental services by counties in unincorporated areas” by enabling counties to provide extended service for the following types of services in an unincorporated area of the County:

- Extended sheriff services;
- Fire protection;
- Local park, recreation or parkway facilities and services;
- Street sweeping and lighting service, maintenance, and repair;
- Road maintenance;
- Library services;
- Water and sewer service;
- Parks, parkways, and open space;
- Extended library facilities and services;
- Any other governmental service performed by the county to a greater extent than in the county's cities;
- Other miscellaneous services; and
- Other items as approved through special legislation.

The PVSP could annex into an existing County CSA; alternatively, the County could create one or more new CSAs to serve the PVSP.

---

<sup>1</sup> Section 53328 Section (b) of the Community Facilities Act.



## FEATURES OF CSA ASSESSMENTS AND CHARGES

A CSA can establish zones with tax rates, service charges, benefit assessments, or connection charges. The County plans to fund the public services described above through benefit assessments. In addition, recreation programming also relies on user charges/fees to help offset costs.

### **Voting Requirements**

A benefit assessment is an assessment based on “the particular and distinct benefit over and above general benefits conferred on real property located in the district or to the public at large.”<sup>2</sup> To authorize the imposition of benefit assessments, ballots in favor of the assessment must equal or exceed ballots in opposition to the assessment. Ballots are weighted according to the proportional financial obligation of the affected property.

### **Special Features of Benefit Assessments**

Assessments will vary with the extent of benefit from services provided to the property within each zone. Whereas a CFD special tax can be apportioned among taxable land uses on any reasonable basis, a CSA benefit assessment must be based on the direct, proportionate special benefit derived from each service or maintenance cost (according to Article XIII of the California Constitution).

---

<sup>2</sup> California Constitution, Article XIII D, Section 2.

## IV. DETAILED SERVICE LEVELS

---

This chapter contains detailed information on the calculation of per-unit and per-square foot costs for PVSP services funded through one or more financing mechanisms.

Some services are provided to both residential and nonresidential development; in these cases, EPS estimates that residential development, on a per-persons-served basis, accounts for nearly 96 percent of development in Placer Vineyards; commercial or nonresidential development accounts for over 4 percent of development in Placer Vineyards. Other services are provided solely to residential development.

### FIRE

Fire protection services will be provided by the Placer County Fire Department (PCFD).

### SERVICE STANDARDS

The PVSP Draft EIR identifies an estimated range of additional fire and emergency medical services personnel that will be needed to provide fire protection and emergency medical services to serve the Plan Area. According to county staffing ratios for fire protection personnel, development pursuant to the Specific Plan will require the following range of additional personnel presented below.

The PCFD Placer Vineyards Fire Protection Service Plan<sup>3</sup> estimates the following staffing standards for the Urban Services Plan:

- 1 Firefighter and Officer per 1,000 population;
- 1 Fire Prevention/Planning Staff member per 10,000 population; and
- 1 Support Staff member per 10,000 population.

### ANNUAL OPERATING COSTS

#### Triggers and Gross Cost

The development of Backbone Infrastructure and Public Facilities will be driven by the triggers set forth in the Placer Vineyards Public Facilities Financing Plan. The timing of fire facilities and services is shown in **Table 13**. The 3 Bay—2 Company West Fire Station's proposed development trigger is 1.5 years after the first building permit. The 4 Bay—2 Company East Fire Station's proposed development trigger is the 5,000<sup>th</sup>

---

<sup>3</sup> Placer County Fire Department, October 25, 2005 and December 21, 2005.

building permit. The Government Center Offices' proposed development triggered at the 1<sup>st</sup> building permit. The Corporation Yard Services Center facility's proposed development trigger is the 7,000<sup>th</sup> building permit. Annual staffing costs are phased in over time, as shown in **Table 13**.

Based on the aforementioned level of service, PCFD staff and operations gross costs would total \$10.0 million annually at buildout, as shown in **Table 13**. The cost breakdown is provided below:

Fire Staffing	\$8,345,000
Fire Programs/Equipment	<u>\$1,626,000</u>
<b>Total Staff and Operating Costs (2006\$)</b>	<b>\$9,972,000</b>

### Offsetting Revenues

As calculated by HEG, annual offsetting revenues at buildout are estimated to be approximately \$6.0 million, as shown in **Table 14**. These total offsetting revenues are from the following sources: Placer County Fire Protection Fund (\$75,000 annually), the County Service Area 28-Zone 165 (the former Dry Creek Fire District) (\$5,360,000 annually), and the American River Fire District/Sacramento Metropolitan Fire District (\$576,000 annually).

### Net Annual Costs

After accounting for annual offsetting revenues, the net annual PCFD cost is approximately \$4.0 million at buildout (**Table 14**). Of this net annual operations cost at buildout, 96 percent is allocated to residential development and 4 percent is allocated to commercial (nonresidential) development. The \$3.8 million residential share of costs results in an annual per-residential unit cost of \$180. The remaining \$143,000 results in an annual cost of \$0.04 per square foot of commercial space.

### Annual Cash Flow

As represented in **Table 15** of the Urban Services Plan, there is an annual operating deficit for fire services in nearly all years between 2008/09 and 2039/40. The annual deficit starts at over \$627,000 in year 1 (2008/09) and varies annually. The shortfall peaks in 2017/18 at the 7,000<sup>th</sup> building permit. After this peak, the approximately \$2.6 million shortfall gradually declines until buildout when the balance becomes positive.

**Table 13**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Fire (2006\$)**

Item	Total Cost (2006\$) [1]	Timing (Building Permits)							
		1	525	1,000	2,000	5,000	7,000	10,000	12,000
Fire Staffing Cost									
Paramedic 3 Person Fire Engine Company (East)	\$1,167,403					\$1,167,403			
Paramedic 3 Person Fire Engine Company (West)	\$1,167,403	\$1,167,403							
Paramedic 4 Person Ladder Truck Company (East)	\$1,167,403					\$1,167,403			
Non-Paramedic 2 Person Summer Fire Engine Company	\$1,518,609						\$1,518,609		
Deputy Chief - Operations	\$1,518,609						\$1,518,609		
Division Chief - Operations	\$192,705					\$192,705			
Battalion Chief - Incident Operations	\$61,754				\$61,754				
Heavy Equipment Mechanic	\$61,754						\$61,754		
Battalion Chief - Prevention/Investigations	\$204,143					\$204,143			
Fire Captain - Fire Investigators	\$24,408					\$24,408			
Fire Captain - Checking/Inspections	\$102,072						\$102,072		
Fire Captain - Checking/Inspections	\$151,643						\$151,643		
Fire Prevention/ Community Services Officers II	\$151,643			\$151,643					
Fire Prevention/ Community Services Officers I	\$88,123					\$88,123			
Fire Captain - Paramedic (Training Officers)	\$88,123					\$88,123			
Dispatch Fire Captain	\$77,956						\$77,956		
Dispatch Fire Captain	\$77,956						\$77,956		
Dispatch Clerks	\$78,289						\$78,289		
Dispatch Clerks	\$74,014					\$74,014			
Office/ Support Technicians	\$101,092					\$101,092			
Office/ Support Technicians	\$89,992					\$89,992			
Office/ Support Technicians	\$89,992						\$89,992		
Office/ Support Technicians	\$89,992							\$89,992	
Subtotal Fire Staffing Cost	\$8,345,076	\$1,167,403	\$0	\$151,643	\$61,754	\$3,197,405	\$3,676,880	\$89,992	
Fire Programs/Equipment									
4 Bay - 2 Company East Fire Station	\$558,268					\$558,268			
3 - Bay 2 Company West Fire Station	\$513,635		\$513,635						
Corporation Yard	\$307,528						\$307,528		
Government Center (Interim Administration)	\$150,453	\$150,453							
Regional Administration & Training Center	\$96,563					\$96,563			
Subtotal Fire Programs/Equipment	\$1,626,447	\$150,453	\$513,635	\$0	\$0	\$654,831	\$307,528	\$0	\$0
Total Fire Cost (2006\$)	\$9,971,524	\$1,317,856	\$513,635	\$151,643	\$61,754	\$3,852,236	\$3,984,408	\$89,992	\$0
Cumulative Cost (2006\$)		\$1,317,856	\$1,831,491	\$1,983,134	\$2,044,888	\$5,897,124	\$9,881,532	\$9,971,524	\$9,971,524

"fire\_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[1] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

**Table 14**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Fire (2006\$)**

Item	Assumption	Annual Cost at Buildout (2006\$)
<b>Gross Annual Fire Cost at Buildout [1]</b>		<b>\$9,971,524</b>
Offsetting Revenues [2]		(\$6,013,545)
<b>Net Annual Fire Cost at Buildout</b>		<b>\$3,957,979</b>
Percent Cost Reduction		60%
<b>Share of Annual Fire Costs</b>		
Residential	96.38%	\$3,814,569
Commercial	3.62%	\$143,410
Residents at Buildout		48,319
<b>Cost per Capita</b>		<b>\$79</b>
Total Units at Buildout		21,220
<b>Cost per Unit [3]</b>		<b>\$180</b>
Commercial Sq. Ft. at Buildout		3,684,414
<b>Cost per Sq. Ft.</b>		<b>\$0.04</b>

"fire\_cost"

Source: Placer County.

[1] From Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[2] HEG Fiscal Impact Analysis (Aug. 24, 2006), Table 13, page 23. Offsetting revenues: Placer County Fire Protection Fund, County Service Area 28-Zone 165 (Dry Creek Fire), and American River Fire District/Sacramento Metropolitan Fire District.

[3] Per-unit fee rounded up to the nearest dollar.

**Table 15**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Fire (Constant 2006\$)**

Year	Units		Nonresidential Sq. Ft.		Gross Annual Costs			Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative	Facility Maint.	Staffing	Annual Total		Residential	Nonresidential	Total	
								60% cost reduction	\$180 per unit	\$0.04 per bldg. sq. ft.		
2008/09	536	536	91,984	90,500	\$664,088	\$1,167,403	\$1,831,491	\$726,971	\$96,480	\$3,523	\$100,003	(\$626,968)
2009/10	536	1,072	91,984	182,484	\$664,088	\$1,319,046	\$1,983,134	\$787,162	\$192,960	\$7,103	\$200,063	(\$587,099)
2010/11	765	1,837	130,302	312,786	\$664,088	\$1,319,046	\$1,983,134	\$787,162	\$330,660	\$12,175	\$342,835	(\$444,327)
2011/12	765	2,602	130,302	443,088	\$664,088	\$1,380,799	\$2,044,888	\$811,674	\$468,360	\$17,246	\$485,606	(\$326,067)
2012/13	765	3,367	130,302	573,390	\$664,088	\$1,380,799	\$2,044,888	\$811,674	\$606,060	\$22,318	\$628,378	(\$183,295)
2013/14	765	4,132	130,302	703,692	\$664,088	\$1,380,799	\$2,044,888	\$811,674	\$743,760	\$27,390	\$771,150	(\$40,524)
2014/15	765	4,897	130,302	833,994	\$664,088	\$1,380,799	\$2,044,888	\$811,674	\$881,460	\$32,462	\$913,922	\$102,248
2015/16	765	5,662	130,302	964,296	\$1,318,919	\$4,578,205	\$5,897,124	\$2,340,735	\$1,019,160	\$37,534	\$1,056,694	(\$1,284,041)
2016/17	765	6,427	130,302	1,094,598	\$1,318,919	\$4,578,205	\$5,897,124	\$2,340,735	\$1,156,860	\$42,605	\$1,199,465	(\$1,141,269)
2017/18	765	7,192	130,302	1,224,900	\$1,626,447	\$8,255,084	\$9,881,532	\$3,922,258	\$1,294,560	\$47,677	\$1,342,237	(\$2,580,021)
2018/19	765	7,957	130,302	1,355,202	\$1,626,447	\$8,255,084	\$9,881,532	\$3,922,258	\$1,432,260	\$52,749	\$1,485,009	(\$2,437,249)
2019/20	765	8,722	130,302	1,485,504	\$1,626,447	\$8,255,084	\$9,881,532	\$3,922,258	\$1,569,960	\$57,821	\$1,627,781	(\$2,294,477)
2020/21	668	9,390	114,040	1,599,544	\$1,626,447	\$8,255,084	\$9,881,532	\$3,922,258	\$1,690,200	\$62,260	\$1,752,460	(\$2,169,799)
2021/22	668	10,058	114,040	1,713,584	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$1,810,440	\$66,698	\$1,877,138	(\$2,080,840)
2022/23	668	10,726	114,040	1,827,624	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$1,930,680	\$71,137	\$2,001,817	(\$1,956,161)
2023/24	668	11,394	114,040	1,941,664	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,050,920	\$75,576	\$2,126,496	(\$1,831,483)
2024/25	668	12,062	114,040	2,055,704	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,171,160	\$80,015	\$2,251,175	(\$1,706,804)
2025/26	638	12,700	108,145	2,163,849	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,286,000	\$84,224	\$2,370,224	(\$1,587,754)
2026/27	638	13,338	108,145	2,271,994	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,400,840	\$88,434	\$2,489,274	(\$1,468,705)
2027/28	638	13,976	108,145	2,380,139	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,515,680	\$92,643	\$2,608,323	(\$1,349,656)
2028/29	638	14,614	108,145	2,488,284	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,630,520	\$96,852	\$2,727,372	(\$1,230,606)
2029/30	638	15,252	108,145	2,596,429	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,745,360	\$101,062	\$2,846,422	(\$1,111,557)
2030/31	638	15,890	108,145	2,704,574	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,860,200	\$105,271	\$2,965,471	(\$992,508)
2031/32	638	16,528	108,145	2,812,719	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$2,975,040	\$109,481	\$3,084,521	(\$873,458)
2032/33	638	17,166	108,145	2,920,864	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,089,880	\$113,690	\$3,203,570	(\$754,409)
2033/34	638	17,804	108,145	3,029,009	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,204,720	\$117,899	\$3,322,619	(\$635,359)
2034/35	638	18,442	108,145	3,137,154	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,319,560	\$122,109	\$3,441,669	(\$516,310)
2035/36	638	19,080	108,067	3,245,221	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,434,400	\$126,315	\$3,560,715	(\$397,264)
2036/37	638	19,718	108,067	3,353,288	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,549,240	\$130,521	\$3,679,761	(\$278,217)
2037/38	638	20,356	108,067	3,461,355	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,664,080	\$134,728	\$3,798,808	(\$159,171)
2038/39	638	20,994	108,067	3,569,422	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,778,920	\$138,934	\$3,917,854	(\$40,125)
2039/40	226	21,220	114,992	3,684,414	\$1,626,447	\$8,345,076	\$9,971,524	\$3,957,979	\$3,819,600	\$143,410	\$3,963,010	\$5,031

"fire\_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

## SHERIFF

Sheriff services will be provided by the Placer County Sheriff's Department.

### SHERIFF SERVICE STANDARDS

The PVSP Draft EIR identifies an estimated range of additional sheriff protection services personnel that will be needed to provide sheriff protection to serve the Plan Area.

According to County staffing ratios for sheriff protection personnel, development pursuant to the Specific Plan will require the following range of additional personnel presented below.

While the EIR contains a range of service standards, the Citygate report and the Sheriff's Department have recommended an overall ratio of Sworn Officers for each 1,000 population of 1.36. Additional staffing ratios will be commensurate with Sheriff Department standards for other projects.

The Urban Services Plan projections are based on an overall ratio of 1.36 sworn officers per 1,000 population.

### ANNUAL OPERATING COSTS

#### Triggers and Gross Cost

The development of Backbone Infrastructure and Public Facilities will be driven, in part, by the triggers set forth in the Placer Vineyards Specific Plan Public Facilities Financing Plan. The Placer County Sheriff's Department has provided a year-by-year phasing plan, which is **Table A-1** in **Appendix A**. The phasing plan shown in **Table 16** presents only 9 years of trigger points. The year-by-year phasing plan (as shown in detail in **Table A-1** and summarized in **Table 16**) was prepared for the Proposed Project. The annual phasing plan has been modified based upon buildout cost information for sheriff provided in the Placer Vineyards Services as Proposed by the County spreadsheet. The methodology for this adaptation is shown in **Table A-2** through **Table A-5**.

At buildout (excluding the SPA), gross Sheriff operations would cost \$19.1 million, as shown in **Table 17**. Most of the cost is attributable to staffing and programs costs; staffing accounts for \$10.8 million of total costs; services and programs account for \$7.4 million.

### Offsetting Revenues

Offsetting revenues are shown in **Table 17**. To prevent double-counting, countywide costs for Special Teams and Community programs are backed out of the total. In addition, approximately 9 percent (\$1.6 million) of budgeted costs are covered by offsetting revenues such as charges for service and intergovernmental revenue.<sup>4</sup>

### Net Annual Costs

The net annual sheriff cost at buildout is estimated to be \$15.8 million, as shown in **Table 17**. This amount results in an annual per-residential unit cost of \$717 and an annual cost of \$0.16 per square foot of commercial space.

### Annual Cash Flow

As shown in **Table 18**, there is a projected annual surplus for the first 4 years followed by several years of annual shortfalls. In the year 2028/29, the cash flow becomes positive for sheriff services and remains so through buildout.

---

<sup>4</sup> Hausrath Economics Group, *Placer Vineyards Specific Plan Fiscal Impact Analysis*, August 24, 2006 (Notes).



**Table 16**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Sheriff (2006\$)**

Item	Quantity at Buildout	Per Unit Cost at Buildout	Total Cost at Buildout (2006\$)	Timing (Building Permit) [1]								Buildout (21,220 Units)
				1	525	1,000	2,000	5,200	7,000	10,000	12,000	
Staffing												
Sworn Staff Regular												
Lieutenant	1	\$216,300		\$0	\$0	\$0	\$0	\$216,300	\$216,300	\$216,300	\$216,300	
Sgt./Investigation	6	\$150,380		\$15,038	\$45,114	\$60,152	\$120,304	\$255,646	\$601,520	\$751,900	\$902,280	
Deputy II-Investigation	3	\$134,930		\$13,493	\$26,986	\$26,986	\$67,465	\$134,930	\$134,930	\$269,860	\$269,860	
Deputies-Patrol	31	\$129,780		\$129,780	\$207,648	\$324,450	\$648,900	\$1,323,756	\$2,076,480	\$2,984,940	\$3,504,060	
Deputies-Traffic	3	\$129,780		\$0	\$0	\$0	\$0	\$259,560	\$259,560	\$389,340	\$389,340	
Deputy II-School Resource Officers	4	\$129,780		\$0	\$38,934	\$38,934	\$38,934	\$337,428	\$389,340	\$519,120	\$519,120	
Non-Sworn Staff												
Administrative Secretary	1	\$73,130		\$0	\$0	\$0	\$0	\$0	\$73,130	\$73,130	\$73,130	
Administrative Clerk-Journey (1Sr/3Alc)	4	\$70,394		\$0	\$0	\$0	\$0	\$70,394	\$140,788	\$281,576	\$281,576	
Equipment Service Worker-II	1	\$72,466		\$0	\$0	\$0	\$7,247	\$28,986	\$72,466	\$72,466	\$72,466	
Community Service Office-II (CSO)	4	\$77,765		\$0	\$0	\$0	\$77,765	\$155,530	\$155,530	\$233,295	\$311,060	
Subtotal Staffing			\$10,789,863	\$158,311	\$318,682	\$450,522	\$960,615	\$2,782,530	\$4,120,044	\$5,791,927	\$6,539,192	\$10,789,863
Services & Programs												
Sheriff Patrol OT/EH/Ret S/L	44	\$12,824		\$9,270	\$16,223	\$39,753	\$80,788	\$203,894	\$307,764	\$435,999	\$500,117	
Comm Srv OT/EH/Ret S/L	4	\$7,501		\$0	\$2,250	\$2,250	\$2,250	\$19,504	\$22,504	\$30,006	\$30,006	
Direct Supervision Overhead	48	\$9,890		\$11,868	\$23,736	\$33,626	\$65,274	\$182,966	\$267,032	\$375,822	\$425,273	
Patrol Services/Supplies	44	\$16,033		\$19,240	\$33,669	\$49,702	\$101,008	\$254,924	\$384,792	\$545,121	\$625,286	
Comm Services/Supplies	4	\$22,644		\$0	\$6,793	\$6,793	\$6,793	\$58,873	\$67,931	\$90,574	\$90,574	
Administrative Overhead	58	\$15,320		\$18,384	\$26,389	\$52,089	\$117,966	\$335,513	\$582,168	\$720,050	\$811,972	
Special Teams Program	44	\$1,870		\$2,100	\$4,200	\$6,564	\$13,199	\$28,199	\$42,054	\$59,792	\$72,290	
Evidence Unit Program	44	\$6,325		\$7,102	\$14,204	\$22,201	\$44,640	\$95,368	\$142,223	\$202,212	\$244,482	
Communications & Dispatch Services	44	\$13,365		\$7,580	\$30,012	\$46,909	\$94,322	\$201,507	\$300,511	\$427,263	\$516,577	
Records	44	\$6,751		\$7,580	\$15,160	\$23,694	\$47,643	\$101,783	\$228,206	\$215,813	\$260,926	
Vehicles	53	\$15,691		\$15,691	\$37,658	\$53,349	\$120,821	\$327,942	\$470,731	\$659,023	\$753,169	
Helicopter	44	\$1,646		\$1,848	\$3,696	\$5,776	\$11,613	\$24,811	\$37,000	\$52,606	\$63,603	
Subtotal Services & Programs			\$7,414,866	\$100,662	\$213,990	\$342,707	\$706,318	\$1,835,284	\$2,852,915	\$3,814,281	\$4,394,273	\$7,414,866
Building Maintenance (Sq. Ft.)	19,000	\$10	\$278,873	\$19,570	\$19,570	\$19,570	\$19,570	\$68,495	\$185,915	\$185,915	\$185,915	\$278,873
Other	58	\$7,054	\$613,739	\$8,465	\$16,931	\$23,985	\$54,319	\$154,493	\$268,070	\$331,560	\$373,887	\$613,739
Total			\$19,097,341	\$287,009	\$569,172	\$836,784	\$1,740,822	\$4,840,802	\$7,426,943	\$10,123,683	\$11,493,266	\$19,097,340

"sheriff\_phase\_cost\_sum"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[1] Timing shown is an approximation. For exact timing, see **Table A-1** in **Appendix A**. Additional detail regarding calculation of annual costs available in **Table A-2** through **Table A-5**.

**Table 17**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Sheriff (2006\$)**

Item	Assumption	Annual Cost at Buildout (2006\$)
<b>Gross Annual Sheriff Cost at Buildout (Urban Level Service) [1]</b>		<b>\$19,097,340</b>
Countywide Special Teams Cost [2]	HEG	(\$205,812)
Countywide Community Program Cost [2][3]	HEG	(\$1,563,676)
<b>Subtotal Gross Annual Sheriff Cost at Buildout</b>		<b>\$17,327,852</b>
Additional Offsetting Annual Revenues [4]	9%	(\$1,559,507)
<b>Net Annual Sheriff Cost at Buildout</b>		<b>\$15,768,345</b>
Percent Cost Reduction		17%
<b>Share of Annual Sheriff Costs</b>		
Residential	96.38%	\$15,197,009
Commercial	3.62%	\$571,336
Residents at Buildout		48,319
<b>Cost per Capita</b>		<b>\$315</b>
Total Units at Buildout		21,220
<b>Cost per Unit [5]</b>		<b>\$717</b>
Commercial Sq. Ft. at Buildout		3,684,414
<b>Cost per Sq. Ft.</b>		<b>\$0.16</b>

"sheriff\_cost"

Sources: Placer County, HEG, and EPS.

[1] Total annual costs from Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[2] Numbers taken from HEG memorandum dated November 29, 2006.

[3] Additional refinement to this item will occur as costs are evaluated in the context of countywide and municipal services.

[4] Current model identifies 9% offsetting revenues (based upon offsets of approximately 9% of budgeted costs.

See HEG Fiscal Analysis "Notes"), which will be subject to additional refinement.

[5] Per-unit fee rounded up to the nearest dollar.

**Table 18**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Sheriff (Constant 2006\$)**

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost [1]	Net Annual Costs [2]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						17% cost reduction	\$717 per unit	\$0.16 per bldg. sq. ft.		
2008/09	536	536	91,984	91,984	\$287,009	\$236,978	\$384,312	\$14,264	\$398,576	\$161,597
2009/10	536	1,072	91,984	183,968	\$569,172	\$469,956	\$768,624	\$28,528	\$797,152	\$327,196
2010/11	765	1,837	130,302	314,270	\$1,356,023	\$1,119,645	\$1,317,129	\$48,733	\$1,365,862	\$246,217
2011/12	765	2,602	130,302	444,572	\$1,740,822	\$1,437,367	\$1,865,634	\$68,939	\$1,934,573	\$497,206
2012/13	765	3,367	130,302	574,874	\$3,128,158	\$2,582,866	\$2,414,139	\$89,145	\$2,503,284	(\$79,583)
2013/14	765	4,132	130,302	705,176	\$3,128,158	\$2,582,866	\$2,962,644	\$109,351	\$3,071,995	\$489,128
2014/15	765	4,897	130,302	835,478	\$4,840,802	\$3,996,967	\$3,511,149	\$129,556	\$3,640,705	(\$356,262)
2015/16	765	5,662	130,302	965,780	\$5,307,184	\$4,382,051	\$4,059,654	\$149,762	\$4,209,416	(\$172,635)
2016/17	765	6,427	130,302	1,096,082	\$5,983,366	\$4,940,362	\$4,608,159	\$169,968	\$4,778,127	(\$162,236)
2017/18	765	7,192	130,302	1,226,384	\$7,426,943	\$6,132,299	\$5,156,664	\$190,173	\$5,346,837	(\$785,462)
2018/19	765	7,957	130,302	1,356,686	\$7,995,144	\$6,601,453	\$5,705,169	\$210,379	\$5,915,548	(\$685,905)
2019/20	765	8,722	130,302	1,486,988	\$8,738,294	\$7,215,059	\$6,253,674	\$230,585	\$6,484,259	(\$730,800)
2020/21	668	9,390	114,040	1,601,028	\$9,423,875	\$7,781,132	\$6,732,630	\$248,269	\$6,980,899	(\$800,233)
2021/22	668	10,058	114,040	1,715,068	\$10,123,683	\$8,358,951	\$7,211,586	\$265,953	\$7,477,539	(\$881,412)
2022/23	668	10,726	114,040	1,829,108	\$10,163,735	\$8,392,021	\$7,690,542	\$283,637	\$7,974,179	(\$417,842)
2023/24	668	11,394	114,040	1,943,148	\$10,781,886	\$8,902,418	\$8,169,498	\$301,321	\$8,470,819	(\$431,599)
2024/25	668	12,062	114,040	2,057,188	\$11,493,266	\$9,489,792	\$8,648,454	\$319,005	\$8,967,459	(\$522,333)
2025/26	638	12,700	108,145	2,165,333	\$11,739,913	\$9,693,444	\$9,105,900	\$335,775	\$9,441,675	(\$251,770)
2026/27	638	13,338	108,145	2,273,478	\$12,233,206	\$10,100,748	\$9,563,346	\$352,545	\$9,915,891	(\$184,857)
2027/28	638	13,976	108,145	2,381,623	\$12,691,593	\$10,479,230	\$10,020,792	\$369,314	\$10,390,106	(\$89,124)
2028/29	638	14,614	108,145	2,489,768	\$12,731,573	\$10,512,241	\$10,478,238	\$386,084	\$10,864,322	\$352,081
2029/30	638	15,252	108,145	2,597,913	\$13,346,372	\$11,019,870	\$10,935,684	\$402,854	\$11,338,538	\$318,669
2030/31	638	15,890	108,145	2,706,058	\$13,961,170	\$11,527,498	\$11,393,130	\$419,624	\$11,812,754	\$285,256
2031/32	638	16,528	108,145	2,814,203	\$14,575,969	\$12,035,127	\$11,850,576	\$436,394	\$12,286,970	\$251,843
2032/33	638	17,166	108,145	2,922,348	\$15,190,767	\$12,542,755	\$12,308,022	\$453,164	\$12,761,186	\$218,430
2033/34	638	17,804	108,145	3,030,493	\$15,805,566	\$13,050,384	\$12,765,468	\$469,934	\$13,235,402	\$185,018
2034/35	638	18,442	108,145	3,138,638	\$16,420,364	\$13,558,013	\$13,222,914	\$486,704	\$13,709,618	\$151,605
2035/36	638	19,080	108,067	3,246,705	\$17,035,163	\$14,065,641	\$13,680,360	\$503,461	\$14,183,821	\$118,180
2036/37	638	19,718	108,067	3,354,772	\$17,649,962	\$14,573,270	\$14,137,806	\$520,219	\$14,658,025	\$84,755
2037/38	638	20,356	108,067	3,462,839	\$18,264,760	\$15,080,899	\$14,595,252	\$536,977	\$15,132,229	\$51,330
2038/39	638	20,994	108,067	3,570,906	\$18,879,559	\$15,588,527	\$15,052,698	\$553,735	\$15,606,433	\$17,906
2039/40	226	21,220	114,992	3,685,898	\$19,097,340	\$15,768,345	\$15,214,740	\$571,566	\$15,786,306	\$17,961

"sheriff\_surplus"

[1] See Table A-5 in Appendix A.

[2] Percent cost reduction attributable to offsetting revenues.

## TRAILS AND PARKS

Placer Vineyards contains over 47 miles of trails (including 0.5 miles of offsite trails between the PVSP boundary and the Sacramento County line), 147 acres of mini and neighborhood parks, and 113 acres of community parks (including a corporation yard in each community park). Placer County Facility Services will provide maintenance services for these trails and parks.

These facilities will be constructed as shown in **Table 19**. Trails (excluding the Dry Creek Corridor) and mini and neighborhood parks will be phased in gradually, as development proceeds. Maintenance of the Dry Creek Corridor is triggered by the 4,000<sup>th</sup> building permit; actual development triggers for this trail are described in the D.A.

The Eastern Community Park and its corresponding corporation yard are triggered at the 700<sup>th</sup> building permit. The first phase of the Western Community Park (including its corporation yard) is triggered at 8,000 building permits; Phase 2 is triggered at 11,500 building permits. Phase 1 of the Central Community Park (and the corresponding corporation yard) is triggered at the 15,000<sup>th</sup> building permit; Phase 2 is triggered at the 20,000<sup>th</sup> building permit. The Town Center Green and Community Center Parks are both triggered at the 7,000<sup>th</sup> building permit.

## SERVICE STANDARDS

Citygate's September 2005 report *Placer County Recreation and Park Development Project* recommends standards for trails and parks maintenance at a cost of approximately \$9,600 per linear trail mile and \$13,040 per park acre.<sup>5</sup> These estimates are translated to 2006 dollars in **Table 20**. In addition, the County provided an estimate of two dollars per building square foot to maintain the three corporation yards located in the community parks.

## ANNUAL OPERATING COSTS

### Gross Costs

Based on the maintenance estimates described above, at buildout, trails will have an annual maintenance cost of \$470,000. Mini and neighborhood parks will cost approximately \$2.0 million annually, community parks will cost nearly \$1.5 million, and

---

<sup>5</sup> P. 21-23 of the Citygate report.

the corporation yards in the community parks will cost about \$19,000 annually. In total, gross costs will amount to roughly \$4.0 million annually (**Table 20**).

### **Offsetting Revenues**

There are no projected offsetting revenues for trails or parks maintenance.

### **Net Annual Costs**

Based on the net annual cost of \$4.0 million, the annual cost per unit is \$188. Commercial development is excluded from the trails and parks cost allocation.

### **Annual Cash Flow**

The annual cash flow for trails and parks is shown in **Table 21**. The funding surplus and shortfall varies from year to year; the largest shortfall is approximately \$220,000; the largest surplus is \$201,000. Starting in 2039/40 the revenues for trails and parks maintenance will exceed expenses.

**Table 19**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Trails and Parks**

Item	Trigger Assumption		Unit Trigger
<b><u>Trails and Parks</u></b>			
<b>Trails</b>			
Trails in private parks, onsite trails (includes equestrian), and off-site trails	0.0021	miles per unit	Each unit
Dry Creek Corridor	4,000	building permit	4,000
<b>Public Mini Parks (Pocket Parks) and Neighborhood Parks</b>			
Mini Parks (Pocket Parks)	0.31	acres per 200th b.p.	Every 200 units
Neighborhood Parks	1.08	acres per 200th b.p.	Every 200 units
<b>Community Parks</b>			
Eastern Community Park	700	building permit	700
Western Community Park Phase 1	8,000	building permit	8,000
Western Community Park Phase 2	11,500	building permit	11,500
Central Community Park Phase 1	15,000	building permit	15,000
Central Community Park Phase 2	20,000	building permit	20,000
Community Center Park	7,000	building permit	7,000
Town Center Park	7,000	building permit	7,000
<b>Community Park Facilities</b>			
Eastern Park Corporation Yard Shop	700	building permit	700
Western Park Corporation Yard Shop	8,000	building permit	8,000
Central Community Park Corporation Yard Shop	15,000	building permit	15,000

"parks\_phasing"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

**Table 20**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Trails and Parks (2006\$)**

Item	Assumptions		Annual Cost Buildout (2006\$)
	Units	Cost per Unit (2006\$)	
Trails and Parks			
Trails [1]	47.13 miles	\$9,888	\$466,021
Mini Parks (Pocket Parks) & Neighborhood Parks [2]			
Mini Parks (Pocket Parks)	33 acres	\$13,431	\$436,514
Neighborhood Parks	115 acres	\$13,431	\$1,537,872
Subtotal Mini Parks (Pocket Parks) & Neighborhood Parks	147 acres	\$13,431	\$1,974,386
Community Parks [3]			
Eastern Community Park	22 acres	\$13,431	\$295,486
Western Community Park	32 acres	\$13,431	\$429,798
Central Community Park	50 acres	\$13,431	\$671,560
Community Center Park	5 acres	\$13,431	\$67,156
Town Center Green	4 acres	\$13,431	\$53,725
Subtotal Community Parks	113 acres	\$13,431	\$1,517,726
Community Park Facilities			
Eastern Community Park Corporation Yard	3,000 sq. ft.	\$2.06	\$6,180
Western Community Park Corporation Yard	3,000 sq. ft.	\$2.06	\$6,180
Central Community Park Corporation Yard	3,000 sq. ft.	\$2.06	\$6,180
Subtotal Community Facilities	9,000 sq. ft.	\$2.06	\$18,540
Total Annual Trails and Parks Maintenance Cost			\$3,976,673
Residents at Buildout			48,319
Cost per Capita			\$82
Total Units at Buildout			21,220
Cost per Unit [4]			\$188

"parks\_cost"

Sources: Citygate, HEG, Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007), and EPS.

[1] Includes 0.5 miles of off-site trails between the Project and the Sacramento County line.

[2] Excludes private parks.

[3] May be some overlap of maintenance cost for Town Center Green and recreation center at Town Center.

[4] Per-unit fee rounded up to the nearest dollar.

**Table 21**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Trails and Parks (Constant 2006\$)**

Year	Units		Gross Annual Costs				Net Annual Cost [1]	Revenues	Annual Surplus/(Shortfall)
	Annual	Cumulative	Trails	Parks	Corporation Yards	Total Gross Annual Cost			
							0% cost reduction	\$188 per unit	
2008/09	536	536	\$11,179	\$49,871	\$0	\$61,051	\$61,051	\$100,768	\$39,717
2009/10	536	1,072	\$22,359	\$395,229	\$6,180	\$423,768	\$423,768	\$201,536	(\$222,232)
2010/11	765	1,837	\$38,314	\$466,408	\$6,180	\$510,902	\$510,902	\$345,356	(\$165,546)
2011/12	765	2,602	\$54,270	\$537,586	\$6,180	\$598,036	\$598,036	\$489,176	(\$108,860)
2012/13	765	3,367	\$70,226	\$608,764	\$6,180	\$685,170	\$685,170	\$632,996	(\$52,174)
2013/14	765	4,132	\$109,616	\$679,943	\$6,180	\$795,739	\$795,739	\$776,816	(\$18,923)
2014/15	765	4,897	\$125,572	\$751,121	\$6,180	\$882,873	\$882,873	\$920,636	\$37,763
2015/16	765	5,662	\$141,527	\$822,300	\$6,180	\$970,007	\$970,007	\$1,064,456	\$94,449
2016/17	765	6,427	\$157,483	\$893,478	\$6,180	\$1,057,141	\$1,057,141	\$1,208,276	\$151,135
2017/18	765	7,192	\$173,439	\$1,085,537	\$6,180	\$1,265,156	\$1,265,156	\$1,352,096	\$86,940
2018/19	765	7,957	\$189,394	\$1,156,716	\$6,180	\$1,352,290	\$1,352,290	\$1,495,916	\$143,626
2019/20	765	8,722	\$205,350	\$1,496,518	\$12,360	\$1,714,228	\$1,714,228	\$1,639,736	(\$74,492)
2020/21	668	9,390	\$219,282	\$1,558,671	\$12,360	\$1,790,314	\$1,790,314	\$1,765,320	(\$24,994)
2021/22	668	10,058	\$233,215	\$1,620,824	\$12,360	\$1,866,399	\$1,866,399	\$1,890,904	\$24,505
2022/23	668	10,726	\$247,147	\$1,682,977	\$12,360	\$1,942,485	\$1,942,485	\$2,016,488	\$74,003
2023/24	668	11,394	\$261,080	\$1,745,131	\$12,360	\$2,018,571	\$2,018,571	\$2,142,072	\$123,501
2024/25	668	12,062	\$275,012	\$1,968,458	\$12,360	\$2,255,831	\$2,255,831	\$2,267,656	\$11,825
2025/26	638	12,700	\$288,319	\$2,027,820	\$12,360	\$2,328,499	\$2,328,499	\$2,387,600	\$59,101
2026/27	638	13,338	\$301,626	\$2,087,182	\$12,360	\$2,401,168	\$2,401,168	\$2,507,544	\$106,376
2027/28	638	13,976	\$314,933	\$2,146,544	\$12,360	\$2,473,837	\$2,473,837	\$2,627,488	\$153,651
2028/29	638	14,614	\$328,240	\$2,205,906	\$12,360	\$2,546,505	\$2,546,505	\$2,747,432	\$200,927
2029/30	638	15,252	\$341,546	\$2,668,203	\$18,540	\$3,028,290	\$3,028,290	\$2,867,376	(\$160,914)
2030/31	638	15,890	\$354,853	\$2,727,565	\$18,540	\$3,100,959	\$3,100,959	\$2,987,320	(\$113,639)
2031/32	638	16,528	\$368,160	\$2,786,927	\$18,540	\$3,173,627	\$3,173,627	\$3,107,264	(\$66,363)
2032/33	638	17,166	\$381,467	\$2,846,289	\$18,540	\$3,246,296	\$3,246,296	\$3,227,208	(\$19,088)
2033/34	638	17,804	\$394,774	\$2,905,651	\$18,540	\$3,318,965	\$3,318,965	\$3,347,152	\$28,187
2034/35	638	18,442	\$408,081	\$2,965,013	\$18,540	\$3,391,633	\$3,391,633	\$3,467,096	\$75,463
2035/36	638	19,080	\$421,387	\$3,024,375	\$18,540	\$3,464,302	\$3,464,302	\$3,587,040	\$122,738
2036/37	638	19,718	\$434,694	\$3,083,736	\$18,540	\$3,536,971	\$3,536,971	\$3,706,984	\$170,013
2037/38	638	20,356	\$448,001	\$3,411,722	\$18,540	\$3,878,263	\$3,878,263	\$3,826,928	(\$51,335)
2038/39	638	20,994	\$461,308	\$3,471,084	\$18,540	\$3,950,932	\$3,950,932	\$3,946,872	(\$4,060)
2039/40	226	21,220	\$466,021	\$3,492,112	\$18,540	\$3,976,673	\$3,976,673	\$3,989,360	\$12,687

"parks\_surplus"

[1] Percent cost reduction attributable to offsetting revenues.



## OPEN SPACE

Open space maintenance will be provided by Placer County Facility Services.

## SERVICE STANDARDS

There are approximately 480 acres of on-site open space in the Plan Area. In addition to the on-site open space acreage there are also approximately 3,500 acres of off-site open space. There are also roughly 215 acres (or 10.5 miles) of onsite drainageway channels.

## ANNUAL OPERATING COSTS

### Triggers and Gross Annual Costs

For purposes of the Urban Services Plan, EPS assumes that the total cost for open space maintenance starts in year 1 of development (2008/09). This assumption is shown in **Table 22**. Maintenance costs for drainageway channels are assumed to begin at the start of development and are phased in on a straight-line basis through 50 percent of buildout, at which time 100 percent of cost is assumed.

The County estimates that the per-acre cost for on-site open space maintenance is \$300, which includes mowing for fire hazard, maintenance of buffer trees, and weed abatement. The County's maintenance estimated for off-site open space is \$165 per acre. The annual cost to maintain drainageway channels is \$50,000 per mile, based on estimates from MacKay & Soms. The total annual cost of maintaining both on- and off-site open space and drainage channels is approximately \$1.2 million at buildout, as shown in **Table 22**.

### Offsetting Revenues

It is not expected that there will be any offsetting revenues to cover partial costs of maintaining open space.

### Net Annual Costs

The annual cost of \$1.2 million results in a per-unit cost of \$59, as shown in **Table 23**. Commercial development is not charged for open space maintenance.

### Annual Cash Flow

The annual cash flow is presented in **Table 24**. Since maintenance of all on- and off-site open space is required from the start of development, there is an operating deficit each year of development, until buildout is achieved and the cash flow becomes positive.

**Table 22**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Open Space (2006\$)**

Item	Annual Cost at Buildout (2006\$)	Timing
<b>Annual Open Space Maintenance Costs</b>		
Open Space Acres (On-Site)	476	1st Building Permit
Cost per Acre [1]	\$300	
Annual On-Site Open Space Cost	\$142,926	
Open Space Acres (Off-Site) [2]	3,537	1st Building Permit
Cost per Acre [1]	\$165	
Annual Off-Site Open Space Cost	\$583,605	
Drainageway Channel Acres	214	Straight-line:
Equivalent Drainageway Channel Miles [3]	10.3	1st Building Permit
Cost per Mile [3]	\$50,000	through 50% of
Annual Drainageway Channel Cost	\$512,500	Development
<b>Subtotal Annual Open Space Cost at Buildout</b>	<b>\$1,239,031</b>	

*"open\_space\_phasing"*

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007), MacKay & Somps, and Placer Vineyards Draft Specific Plan, December, 2006.

[1] Cost estimate provided by Placer County Executive Office (Dec. 14, 2006). Includes mowing for fire hazard, maintenance of buffer trees, and weed abatement.

[2] Open space acreage per Placer County Planning Department, via Placer County Executive Office (Dec. 7, 2006).

[3] Estimate provided by MacKay & Somps (Nov. 1, 2006).

**Table 23**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Open Space (2006\$)**

Item	Annual Cost at Buildout (2006\$)
<b>Gross Annual Open Space Cost at Buildout</b>	<b>\$1,239,031</b>
Offsetting Revenues	\$0
<b>Net Total Annual Open Space Cost at Buildout</b>	<b>\$1,239,031</b>
Percent Cost Reduction	0%
Residents at Buildout	48,319
<b>Cost per Capita</b>	<b>\$26</b>
Total Units at Buildout	21,220
<b>Cost per Unit [1]</b>	<b>\$59</b>

"open\_space\_cost"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[1] Per-unit fee rounded up to the nearest dollar.

**Table 24**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Open Space (Constant 2006\$)**

Year	Units		Gross Annual Cost			Net Annual Cost [1]	Revenues	Annual Surplus/(Shortfall)
	Annual	Cumulative	Open Space	Drainageways	Total			
						0% cost reduction	\$59 per unit	
2008/09	536	536	\$726,531	\$32,031	\$758,562	\$758,562	\$31,624	(\$726,938)
2009/10	536	1,072	\$726,531	\$64,063	\$790,594	\$790,594	\$63,248	(\$727,346)
2010/11	765	1,837	\$726,531	\$96,094	\$822,625	\$822,625	\$108,383	(\$714,242)
2011/12	765	2,602	\$726,531	\$128,125	\$854,656	\$854,656	\$153,518	(\$701,138)
2012/13	765	3,367	\$726,531	\$160,156	\$886,687	\$886,687	\$198,653	(\$688,034)
2013/14	765	4,132	\$726,531	\$192,188	\$918,719	\$918,719	\$243,788	(\$674,931)
2014/15	765	4,897	\$726,531	\$224,219	\$950,750	\$950,750	\$288,923	(\$661,827)
2015/16	765	5,662	\$726,531	\$256,250	\$982,781	\$982,781	\$334,058	(\$648,723)
2016/17	765	6,427	\$726,531	\$288,281	\$1,014,812	\$1,014,812	\$379,193	(\$635,619)
2017/18	765	7,192	\$726,531	\$320,313	\$1,046,844	\$1,046,844	\$424,328	(\$622,516)
2018/19	765	7,957	\$726,531	\$352,344	\$1,078,875	\$1,078,875	\$469,463	(\$609,412)
2019/20	765	8,722	\$726,531	\$384,375	\$1,110,906	\$1,110,906	\$514,598	(\$596,308)
2020/21	668	9,390	\$726,531	\$416,406	\$1,142,937	\$1,142,937	\$554,010	(\$588,927)
2021/22	668	10,058	\$726,531	\$448,438	\$1,174,969	\$1,174,969	\$593,422	(\$581,547)
2022/23	668	10,726	\$726,531	\$480,469	\$1,207,000	\$1,207,000	\$632,834	(\$574,166)
2023/24	668	11,394	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$672,246	(\$566,785)
2024/25	668	12,062	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$711,658	(\$527,373)
2025/26	638	12,700	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$749,300	(\$489,731)
2026/27	638	13,338	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$786,942	(\$452,089)
2027/28	638	13,976	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$824,584	(\$414,447)
2028/29	638	14,614	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$862,226	(\$376,805)
2029/30	638	15,252	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$899,868	(\$339,163)
2030/31	638	15,890	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$937,510	(\$301,521)
2031/32	638	16,528	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$975,152	(\$263,879)
2032/33	638	17,166	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,012,794	(\$226,237)
2033/34	638	17,804	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,050,436	(\$188,595)
2034/35	638	18,442	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,088,078	(\$150,953)
2035/36	638	19,080	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,125,720	(\$113,311)
2036/37	638	19,718	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,163,362	(\$75,669)
2037/38	638	20,356	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,201,004	(\$38,027)
2038/39	638	20,994	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,238,646	(\$385)
2039/40	226	21,220	\$726,531	\$512,500	\$1,239,031	\$1,239,031	\$1,251,980	\$12,949

"open\_space\_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

## LANDSCAPE CORRIDORS

Landscape corridor maintenance will be provided by Placer County Facility Services.

### SERVICE STANDARDS

There are nearly 110 acres of landscape corridors for major backbone infrastructure. In addition, there are an estimated 220 acres of subdivision landscape corridors.

Cost assumptions for landscape corridors are outlined in **Table 25**. Based on maintenance costs for comparable jurisdictions, a per-square foot cost of \$0.23 is used in this analysis, which results in an approximately \$10,300 maintenance cost per acre. Annual maintenance at buildout amounts to over \$3.4 million.

### ANNUAL OPERATING COSTS

#### Triggers

For purposes of the Urban Services Plan, EPS assumes that the landscape corridor maintenance costs are allocated on a straight-line basis, starting in year 1 of development. This assumption is shown in **Table 25**.

#### Offsetting Revenues

It is not expected that there will be any offsetting revenues to cover the costs of maintaining landscape corridors.

#### Net Annual Costs

The annual \$3.4 million maintenance cost results in a per-unit cost of \$155 for residential development and a \$0.03 per-building square foot cost for commercial development, as shown in **Table 26**.

#### Annual Cash Flow

The annual cash flow for landscape corridors, shown in **Table 27**, shows that there is a deficit through the first 4 years of development, after which an annual surplus results, which continues through the end of development.

**Table 25**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Landscape Corridors (2006\$)**

Item	Unit Quantity	Cost/ Sq. Ft. [1]	Cost per Acre (2005\$)	Cost per Acre (2006\$) [2]	Annual Cost at Buildout (2006\$)	Timing
Backbone Landscape Corridors	107 acres	\$0.23	\$10,019	\$10,319	\$1,106,999	Straight-Line
Subdivision Landscape Corridors	223 acres	\$0.23	\$10,019	\$10,319	\$2,301,531	Straight-Line
<b>Total</b>	<b>330 acres</b>				<b>\$3,408,530</b>	

"land\_corr\_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[1] \$0.23 per acre per Placer County.

[2] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

**Table 26**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Landscape Corridors (2006\$)**

Item	Assumption	Cost at Buildout (2006\$)
<b>Gross Annual Landscape Corridor Cost at Buildout</b>		<b>\$3,408,530</b>
Offsetting Revenues		\$0
<b>Net Total Annual Landscape Corridor Cost at Buildout</b>		<b>\$3,408,530</b>
Percent Cost Reduction		0%
<b>Share of Annual Landscape Corridor Maintenance Costs</b>		
Residential	96.38%	\$3,285,029
Commercial	3.62%	\$123,502
Residents at Buildout		48,319
<b>Cost per Capita</b>		<b>\$68</b>
Total Units at Buildout		21,220
<b>Cost per Unit [1]</b>		<b>\$155</b>
Commercial Sq. Ft. at Buildout		3,684,414
<b>Cost per Sq. Ft.</b>		<b>\$0.03</b>

"land\_corr\_cost"

Sources: MacKay & Somps, Placer County, and EPS.

[1] Per-unit fee rounded up to the nearest dollar.

**Table 27**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Landscape Corridors (Constant 2006\$)**

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						0% cost reduction	\$155 per unit	\$0.03 per bldg. sq. ft.		
2008/09	536	536	91,984	90,500	\$106,517	\$106,517	\$83,080	\$3,034	\$86,114	(\$20,403)
2009/10	536	1,072	91,984	182,484	\$213,033	\$213,033	\$166,160	\$6,117	\$172,277	(\$40,756)
2010/11	765	1,837	130,302	312,786	\$319,550	\$319,550	\$284,735	\$10,485	\$295,220	(\$24,330)
2011/12	765	2,602	130,302	443,088	\$426,066	\$426,066	\$403,310	\$14,852	\$418,162	(\$7,904)
2012/13	765	3,367	130,302	573,390	\$532,583	\$532,583	\$521,885	\$19,220	\$541,105	\$8,522
2013/14	765	4,132	130,302	703,692	\$639,099	\$639,099	\$640,460	\$23,588	\$664,048	\$24,948
2014/15	765	4,897	130,302	833,994	\$745,616	\$745,616	\$759,035	\$27,956	\$786,991	\$41,374
2015/16	765	5,662	130,302	964,296	\$852,133	\$852,133	\$877,610	\$32,323	\$909,933	\$57,801
2016/17	765	6,427	130,302	1,094,598	\$958,649	\$958,649	\$996,185	\$36,691	\$1,032,876	\$74,227
2017/18	765	7,192	130,302	1,224,900	\$1,065,166	\$1,065,166	\$1,114,760	\$41,059	\$1,155,819	\$90,653
2018/19	765	7,957	130,302	1,355,202	\$1,171,682	\$1,171,682	\$1,233,335	\$45,426	\$1,278,761	\$107,079
2019/20	765	8,722	130,302	1,485,504	\$1,278,199	\$1,278,199	\$1,351,910	\$49,794	\$1,401,704	\$123,505
2020/21	668	9,390	114,040	1,599,544	\$1,384,715	\$1,384,715	\$1,455,450	\$53,617	\$1,509,067	\$124,351
2021/22	668	10,058	114,040	1,713,584	\$1,491,232	\$1,491,232	\$1,558,990	\$57,439	\$1,616,429	\$125,197
2022/23	668	10,726	114,040	1,827,624	\$1,597,749	\$1,597,749	\$1,662,530	\$61,262	\$1,723,792	\$126,043
2023/24	668	11,394	114,040	1,941,664	\$1,704,265	\$1,704,265	\$1,766,070	\$65,085	\$1,831,155	\$126,889
2024/25	668	12,062	114,040	2,055,704	\$1,810,782	\$1,810,782	\$1,869,610	\$68,907	\$1,938,517	\$127,736
2025/26	638	12,700	108,145	2,163,849	\$1,917,298	\$1,917,298	\$1,968,500	\$72,532	\$2,041,032	\$123,734
2026/27	638	13,338	108,145	2,271,994	\$2,023,815	\$2,023,815	\$2,067,390	\$76,157	\$2,143,547	\$119,732
2027/28	638	13,976	108,145	2,380,139	\$2,130,331	\$2,130,331	\$2,166,280	\$79,782	\$2,246,062	\$115,731
2028/29	638	14,614	108,145	2,488,284	\$2,236,848	\$2,236,848	\$2,265,170	\$83,407	\$2,348,577	\$111,729
2029/30	638	15,252	108,145	2,596,429	\$2,343,365	\$2,343,365	\$2,364,060	\$87,032	\$2,451,092	\$107,728
2030/31	638	15,890	108,145	2,704,574	\$2,449,881	\$2,449,881	\$2,462,950	\$90,657	\$2,553,607	\$103,726
2031/32	638	16,528	108,145	2,812,719	\$2,556,398	\$2,556,398	\$2,561,840	\$94,282	\$2,656,122	\$99,725
2032/33	638	17,166	108,145	2,920,864	\$2,662,914	\$2,662,914	\$2,660,730	\$97,907	\$2,758,637	\$95,723
2033/34	638	17,804	108,145	3,029,009	\$2,769,431	\$2,769,431	\$2,759,620	\$101,532	\$2,861,152	\$91,722
2034/35	638	18,442	108,145	3,137,154	\$2,875,947	\$2,875,947	\$2,858,510	\$105,157	\$2,963,667	\$87,720
2035/36	638	19,080	108,067	3,245,221	\$2,982,464	\$2,982,464	\$2,957,400	\$108,780	\$3,066,180	\$83,716
2036/37	638	19,718	108,067	3,353,288	\$3,088,981	\$3,088,981	\$3,056,290	\$112,402	\$3,168,692	\$79,712
2037/38	638	20,356	108,067	3,461,355	\$3,195,497	\$3,195,497	\$3,155,180	\$116,025	\$3,271,205	\$75,708
2038/39	638	20,994	108,067	3,569,422	\$3,302,014	\$3,302,014	\$3,254,070	\$119,647	\$3,373,717	\$71,703
2039/40	226	21,220	114,992	3,684,414	\$3,408,530	\$3,408,530	\$3,289,100	\$123,502	\$3,412,602	\$4,071

"land\_corr\_surplus"

[1] Percent cost reduction attributable to offsetting revenues.



## COUNTYWIDE SERVICES

Countywide services include detention, District Attorney, probation, public defender, and other public protection services; human services; animal control; some general government services (e.g., county assessor, auditor/controller, treasurer/tax collector, legislative functions).<sup>6</sup>

### SERVICE STANDARDS

As the population grows, there will be a gradual increase in the need for countywide services. For purposes of the Urban Services Plan, it is assumed that each residential unit or square foot of commercial space will generate a set increase in required services.

Based on per-unit and per-employee cost factors developed by HEG, it is estimated that the annual cost for countywide services amounts to \$711 per resident and \$159 per employee. These per-resident and per-employee costs exclude costs for sheriff, so as not to double-count services discussed above in the “Sheriff” section (see **Table 28**).

The baseline cost for the public safety component of these countywide costs is \$136 per resident and \$42 per employee, as calculated by HEG. The County estimates that to provide an urban level of service to new development, this baseline cost component should be increased by 15 percent. The annual cost figure of \$731 per resident and \$165 per employee in the PVSP Urban Services Plan includes this increase, as shown in **Table 28**.

In total, these multipliers result in an estimated \$35.7 million in costs for provision of countywide services at buildout, as summarized in **Table 28**.

### ANNUAL OPERATING COSTS

#### Triggers and Gross Cost

For purposes of the Urban Services Plan, countywide services costs are assumed to be equivalent to revenues. As each unit is built, thus generating an additional need for services, the per-unit fee for countywide services is collected. The same is true for commercial development. This assumption is shown in **Table 28**.

---

<sup>6</sup> Hausrath Economics Group, *Placer Vineyards Specific Plan Fiscal Impact Analysis*, August 24, 2006 (pg. 3).

### **Offsetting Revenues**

According to the HEG analysis and shown in **Table 29**, General Fund revenues, which will offset the countywide services cost of \$35.7 million, amount to approximately \$27.8 million at buildout. Public Safety Fund revenues amounting to \$5.4 million will also offset the gross countywide services cost.

### **Net Annual Costs**

The net annual cost for countywide services is approximately \$2.6 million. Ninety-six percent of the net costs for countywide services are allocated to residential development; 4 percent of net costs are allocated to commercial development. Based on the net annual cost, the annual per-unit cost for countywide services is \$116; for commercial development, the annual per-square foot cost is \$0.03.

### **Cash Flow**

Since costs are assumed to be equal to revenues, the cash flow for countywide services results in a zero balance at the end of each year, as shown in **Table 30**.

**Table 28**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Countywide Services (2006\$)**

Item	Assumption	Annual Cost at Buildout (2006\$)	Timing
<b>Annual Per-Resident Countywide/Baseline Municipal Services Costs</b>			
Countywide Services - Other [1]	Cost per Resident	\$248	
Countywide Services - Public Safety [1][2]	Cost per Resident	\$136	
Unincorporated Area/Municipal Services [1]	Cost per Resident	\$551	
(Less Sheriff) [3]	Cost per Resident	(\$224)	
<b>Total Annual per-Resident Countywide/Baseline Municipal Costs</b>		<b>\$711</b>	
Adjust Per-Resident Cost to Account for Growth-Related Cost Increases [4]	15%	\$20	
<b>Adjusted per-Resident Cost</b>		<b>\$731</b>	Cost = Revenue
PVSP Residents at Buildout [5]		46,987	
<b>Total Annual Resident Countywide/Base. Muni. Services Costs at Buildout</b>		<b>\$34,347,606</b>	
<b>Annual Per-Employee Countywide/Baseline Municipal Services Costs</b>			
Countywide Services - Other [1]	Cost per Employee	\$38	
Countywide Services - Public Safety [1][2]	Cost per Employee	\$42	
Unincorporated Area/Municipal Services [1]	Cost per Employee	\$148	
(Less Sheriff) [3]	Cost per Employee	(\$69)	
<b>Total Annual per-Resident Countywide/Baseline Municipal Costs</b>		<b>\$159</b>	
Adjust Per-Employee Cost to Account for Growth-Related Cost Increases [4]	15%	\$6	
<b>Adjusted per-Employee Cost</b>		<b>\$165</b>	Cost = Revenue
PVSP Employees at Buildout [6]		8,339	
<b>Total Annual Employee Countywide/Base. Muni. Services Costs at Buildout</b>		<b>\$1,378,618</b>	
<b>Total Annual Countywide/Baseline Municipal Services Costs</b>		<b>\$35,726,224</b>	

"cnty\_svc\_phasing"

Sources: Hausrath Economics Group (HEG), *Placer Vineyards Specific Plan Fiscal Impact Analysis*, August 24, 2006; Placer County.

[1] From HEG Fiscal Analysis, Table 1, page 6 and Table B.5.

[2] Includes contribution to Public Safety, Detention and Correction, Judicial, Protection and Prevention, and Administration.

[3] Sheriff cost backed out of total municipal services cost to avoid double-counting. See HEG Table B.5.

[4] 15 percent increase applied only to Public Safety portion of countywide services cost.

[5] Uses resident population as calculated by HEG since per-resident multipliers are calculated in the HEG study based on this residential population.

[6] Uses number of employees as calculated by HEG since per-employee multipliers are calculated in the HEG study based on this employee population.

**Table 29**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Countywide Services (2006\$)**

Item	Assumption	Annual Cost at Buildout (2006\$)
<b>Subtotal Annual Countywide Services Cost at Buildout</b>		<b>\$35,726,224</b>
General Fund Offsetting Revenues [1]		(\$27,756,296)
Public Safety Fund Offsetting Revenues [1]		(\$5,419,482)
<b>Net Annual Countywide Services Cost at Buildout</b>		<b>\$2,550,446</b>
Percent Cost Reduction from Offsetting Revenues		78%
<b>Share of Annual Countywide Services Costs</b>		
Residential	96.38%	\$2,458,036
Commercial	3.62%	\$92,411
Residents at Buildout		46,987
<b>Cost per Capita</b>		<b>\$52</b>
Total Units at Buildout		21,220
<b>Cost per Unit [2]</b>		<b>\$116</b>
Commercial Sq. Ft. at Buildout		3,684,414
<b>Cost per Sq. Ft.</b>		<b>\$0.03</b>

"cnty\_svc\_cost"

[1] From HEG Fiscal Analysis, Appendix A "Annual Fiscal Impact With Urban Services".

[2] Per-unit fee rounded up to the nearest dollar.

**Table 30**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Countywide Services (Constant 2006\$)**

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						78% cost reduction	\$116 per unit	\$0.03 per bldg. sq. ft.		
2008/09	536	536	91,984	90,500	\$901,514	\$64,446	\$62,176	\$2,270	\$64,446	\$0
2009/10	536	1,072	91,984	182,484	\$1,803,550	\$128,929	\$124,352	\$4,577	\$128,929	\$0
2010/11	765	1,837	130,302	312,786	\$3,090,625	\$220,937	\$213,092	\$7,845	\$220,937	\$0
2011/12	765	2,602	130,302	443,088	\$4,377,701	\$312,945	\$301,832	\$11,113	\$312,945	\$0
2012/13	765	3,367	130,302	573,390	\$5,664,776	\$404,953	\$390,572	\$14,381	\$404,953	\$0
2013/14	765	4,132	130,302	703,692	\$6,951,852	\$496,962	\$479,312	\$17,650	\$496,962	\$0
2014/15	765	4,897	130,302	833,994	\$8,238,927	\$588,970	\$568,052	\$20,918	\$588,970	\$0
2015/16	765	5,662	130,302	964,296	\$9,526,002	\$680,978	\$656,792	\$24,186	\$680,978	\$0
2016/17	765	6,427	130,302	1,094,598	\$10,813,078	\$772,986	\$745,532	\$27,454	\$772,986	\$0
2017/18	765	7,192	130,302	1,224,900	\$12,100,153	\$864,994	\$834,272	\$30,722	\$864,994	\$0
2018/19	765	7,957	130,302	1,355,202	\$13,387,229	\$957,002	\$923,012	\$33,990	\$957,002	\$0
2019/20	765	8,722	130,302	1,485,504	\$14,674,304	\$1,049,011	\$1,011,752	\$37,259	\$1,049,011	\$0
2020/21	668	9,390	114,040	1,599,544	\$15,798,273	\$1,129,359	\$1,089,240	\$40,119	\$1,129,359	\$0
2021/22	668	10,058	114,040	1,713,584	\$16,922,242	\$1,209,707	\$1,166,728	\$42,979	\$1,209,707	\$0
2022/23	668	10,726	114,040	1,827,624	\$18,046,211	\$1,290,056	\$1,244,216	\$45,840	\$1,290,056	\$0
2023/24	668	11,394	114,040	1,941,664	\$19,170,180	\$1,370,404	\$1,321,704	\$48,700	\$1,370,404	\$0
2024/25	668	12,062	114,040	2,055,704	\$20,294,149	\$1,450,752	\$1,399,192	\$51,560	\$1,450,752	\$0
2025/26	638	12,700	108,145	2,163,849	\$21,367,369	\$1,527,473	\$1,473,200	\$54,273	\$1,527,473	\$0
2026/27	638	13,338	108,145	2,271,994	\$22,440,588	\$1,604,193	\$1,547,208	\$56,985	\$1,604,193	\$0
2027/28	638	13,976	108,145	2,380,139	\$23,513,808	\$1,680,913	\$1,621,216	\$59,697	\$1,680,913	\$0
2028/29	638	14,614	108,145	2,488,284	\$24,587,027	\$1,757,634	\$1,695,224	\$62,410	\$1,757,634	\$0
2029/30	638	15,252	108,145	2,596,429	\$25,660,247	\$1,834,354	\$1,769,232	\$65,122	\$1,834,354	\$0
2030/31	638	15,890	108,145	2,704,574	\$26,733,467	\$1,911,075	\$1,843,240	\$67,835	\$1,911,075	\$0
2031/32	638	16,528	108,145	2,812,719	\$27,806,686	\$1,987,795	\$1,917,248	\$70,547	\$1,987,795	\$0
2032/33	638	17,166	108,145	2,920,864	\$28,879,906	\$2,064,516	\$1,991,256	\$73,260	\$2,064,516	\$0
2033/34	638	17,804	108,145	3,029,009	\$29,953,125	\$2,141,236	\$2,065,264	\$75,972	\$2,141,236	\$0
2034/35	638	18,442	108,145	3,137,154	\$31,026,345	\$2,217,956	\$2,139,272	\$78,684	\$2,217,956	\$0
2035/36	638	19,080	108,067	3,245,221	\$32,099,537	\$2,294,675	\$2,213,280	\$81,395	\$2,294,675	\$0
2036/37	638	19,718	108,067	3,353,288	\$33,172,729	\$2,371,393	\$2,287,288	\$84,105	\$2,371,393	\$0
2037/38	638	20,356	108,067	3,461,355	\$34,245,921	\$2,448,112	\$2,361,296	\$86,816	\$2,448,112	\$0
2038/39	638	20,994	108,067	3,569,422	\$35,319,114	\$2,524,830	\$2,435,304	\$89,526	\$2,524,830	\$0
2039/40	226	21,220	114,992	3,684,414	\$35,726,224	\$2,553,931	\$2,461,520	\$92,411	\$2,553,931	\$0

"cnty\_svc\_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

## LIBRARY

Library services will be provided through the Placer County Library.

### SERVICE STANDARDS

According to the Placer County Executive Office the library facility will operate 6 days a week with business hours on two or three evenings a week. The County suggests the staffing guidelines outlined below:

- Senior Librarian: 1;
- Librarian II: 2;
- Librarian I: 1;
- Library Assistant; 1;
- Library Clerk-Senior: 1;
- Library Clerk-Journey Half-time: 5;
- Library Clerk-Journey Full-time: 5;
- Technical Sol. Analyst: 0. 5; and
- Extra Help: TBD.

### ANNUAL OPERATING COSTS

#### Triggers and Gross Cost

The development of Backbone Infrastructure and Public Facilities will be driven by the triggers set forth in the Placer Vineyards Specific Plan Public Facilities Financing Plan. The interim library facility (1<sup>st</sup> building permit) could be shared with the Sheriff facility or may be provided through a book mobile or other interim facility. The Phase 1 Permanent Facility is triggered at the 3,000<sup>th</sup> building permit and the Phase 2 Permanent Facility's proposed trigger is the 10,000<sup>th</sup> building permit. Twenty percent of the staffing cost is assumed to be triggered at the 1<sup>st</sup> building permit. An additional 20 percent of staffing costs is assumed to be triggered at 3,000 building permits. The remaining 60 percent of annual staffing costs (for a total of 100 percent staffing costs) is triggered concurrently with the permanent library facility, at 10,000 building permits. These assumptions are shown in **Table 31**.

Based on these levels of service discussed above, the gross cost of library operations at buildout is \$1.9 million, as shown in **Table 31**. Placer Vineyards' share of gross library

operations would amount to \$1.3 million, as shown in **Table 32**. Seventy-two percent of gross library costs are attributed to Placer Vineyards because Placer Vineyards represents 72 percent of the total residential population of Placer Vineyards, Placer Ranch, and Regional University combined.

### **Offsetting Revenues**

As shown in **Table 32**, annual revenues from the Library Fund are expected to offset \$585,000 of library costs each year. Actual Library Fund revenues amount to over \$813,000 annually at buildout (as shown in the HEG fiscal analysis study), but only 72 percent of these revenues are used to offset the costs attributed to Placer Vineyards.

### **Net Annual Costs**

The net cost to Placer Vineyards residents for library services is \$755,000 annually (**Table 32**). This results in a per-residential unit cost of \$36. Commercial development is not charged for library services.

### **Annual Cash Flow**

The annual cash flow for library services shows an alternating deficit and surplus, depending on the year. By 2038/39, the annual balance becomes positive, as shown in **Table 33**.

**Table 31**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Library (2006\$)**

Item	Unit Quantity	Cost per Unit	Total Cost (2006\$)	Timing (Building Permits)		
				1	3,000	10,000
<b>Staff</b>						
Senior Librarian	1	\$100,152	\$100,152	\$20,030	\$20,030	\$60,091
Librarian II	2	\$88,975	\$177,950	\$35,590	\$35,590	\$106,770
Librarian I	1	\$75,030	\$75,030	\$15,006	\$15,006	\$45,018
Library Assistant	1	\$69,388	\$69,388	\$13,878	\$13,878	\$41,633
Library Clerk - Senior	1	\$60,222	\$60,222	\$12,044	\$12,044	\$36,133
Library Clerk - Journey HT	5	\$26,310	\$131,550	\$26,310	\$26,310	\$78,930
Library Clerk - Journey FT	5	\$54,624	\$273,120	\$54,624	\$54,624	\$163,872
Technology Sol. Analyst	0.5	\$95,798	\$47,899	\$9,580	\$9,580	\$28,739
Extra Help		\$90,000	\$90,000	\$18,000	\$18,000	\$54,000
<b>Staff Subtotal</b>	<b>16.5</b>		<b>\$1,025,311</b>	<b>\$205,062</b>	<b>\$205,062</b>	<b>\$615,187</b>
<b>Programs</b>						
Library Collection	1	\$273,000	\$273,000	\$54,600	\$54,600	\$163,800
Placer Adult Literacy	1	\$20,000	\$20,000	\$4,000	\$4,000	\$12,000
<b>Program Subtotal</b>			<b>\$293,000</b>	<b>\$58,600</b>	<b>\$58,600</b>	<b>\$175,800</b>
<b>Facility Maintenance</b>						
Building & Grounds	1	\$180,000	\$180,000	\$36,000	\$36,000	\$108,000
Electrical	1	\$55,000	\$55,000	\$11,000	\$11,000	\$33,000
Gas	1	\$10,000	\$10,000	\$2,000	\$2,000	\$6,000
Water	1	\$6,500	\$6,500	\$1,300	\$1,300	\$3,900
Disposal	1	\$6,500	\$6,500	\$1,300	\$1,300	\$3,900
Technology & Communications	1	\$75,000	\$75,000	\$15,000	\$15,000	\$45,000
<b>Facility Maint. Subtotal (25,000 sq. ft.)</b>			<b>\$333,000</b>	<b>\$66,600</b>	<b>\$66,600</b>	<b>\$199,800</b>
<b>Library &amp; Office Supplies</b>						
Library & Office Supplies	1	\$100,000	\$100,000	\$20,000	\$20,000	\$60,000
<b>Library &amp; Office Supplies Subtotal</b>			<b>\$100,000</b>	<b>\$20,000</b>	<b>\$20,000</b>	<b>\$60,000</b>
<b>Equipment Replacement</b>						
Equipment Replacement	1	\$5,000	\$5,000	\$1,000	\$1,000	\$3,000
<b>Equipment Replacement Subtotal</b>			<b>\$5,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$3,000</b>
<b>Other Charges</b>						
Misc. Expense	1	\$2,500	\$2,500	\$500	\$500	\$1,500
Mileage & Training	1	\$6,000	\$6,000	\$1,200	\$1,200	\$3,600
<b>Other Charges Subtotal</b>			<b>\$8,500</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$5,100</b>
<b>Total Cost Excluding Administrative Overhead</b>			<b>\$1,764,811</b>	<b>\$352,962</b>	<b>\$352,962</b>	<b>\$1,058,887</b>
<b>Administrative Overhead</b>	11%	\$194,129	<b>\$194,129</b>	<b>\$38,826</b>	<b>\$38,826</b>	<b>\$116,478</b>
<b>Subtotal Library</b>			<b>\$1,958,940</b>	<b>\$391,788</b>	<b>\$391,788</b>	<b>\$1,175,364</b>
<b>Total Annual Library (inc. 5% Cost Reduction) [1]</b>			<b>\$1,860,993</b>	<b>\$372,199</b>	<b>\$372,199</b>	<b>\$1,116,596</b>
<b>Cumulative Cost</b>				<b>\$372,199</b>	<b>\$744,397</b>	<b>\$1,860,993</b>

"library\_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[1] County approved 5-percent cost reduction for library (as of Nov. 2006).



**Table 32**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Library (2006\$)**

Item	Annual Cost at Buildout (2006\$)
<b>Gross Annual Library Costs</b>	<b>\$1,860,993</b>
Percent Allocation to PV [1]	72%
<b>Placer Vineyards Share of Gross Annual Library Costs</b>	<b>\$1,340,003</b>
Offsetting Revenues (Library Fund) [2]	(\$585,445)
<b>Net Annual Library Costs at Buildout</b>	<b>\$754,558</b>
Percent Cost Reduction	44%
Residents at Buildout	48,319
<b>Cost per Capita</b>	<b>\$16</b>
Total Units at Buildout	21,220
<b>Cost per Unit [3]</b>	<b>\$36</b>

"library\_cost"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007), Hausrath Economics Group and EPS.

[1] Total annual library costs are \$1.86 million. It is assumed that 72 percent of the total cost is allocated to Placer Vineyards (72 percent of the capital costs are attributed to PV in the Southwest Placer Fee program, based on proportion of total population (see PV Financing Plan). The remainder is allocated to Placer Ranch and Regional University.

[2] HEG Fiscal Impact Analysis (August 24, 2006), Table 10, page 18. Only 72 percent of the total library offsets (\$813,065) are allocated to offset PV costs (see footnote [1]).

[3] Per-unit cost rounded up to the nearest dollar.

**Table 33**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Library (Constant 2006\$)**

Year	Units		Gross Annual Cost [1]	Net Annual Cost [2]	Annual Revenues	Annual Surplus/(Shortfall)
	Annual	Cumulative				
				44% cost reduction	\$36 per unit	
2008/09	536	536	\$268,001	\$150,912	\$19,296	(\$131,616)
2009/10	536	1,072	\$268,001	\$150,912	\$38,592	(\$112,320)
2010/11	765	1,837	\$268,001	\$150,912	\$66,132	(\$84,780)
2011/12	765	2,602	\$268,001	\$150,912	\$93,672	(\$57,240)
2012/13	765	3,367	\$536,001	\$301,823	\$121,212	(\$180,611)
2013/14	765	4,132	\$536,001	\$301,823	\$148,752	(\$153,071)
2014/15	765	4,897	\$536,001	\$301,823	\$176,292	(\$125,531)
2015/16	765	5,662	\$536,001	\$301,823	\$203,832	(\$97,991)
2016/17	765	6,427	\$536,001	\$301,823	\$231,372	(\$70,451)
2017/18	765	7,192	\$536,001	\$301,823	\$258,912	(\$42,911)
2018/19	765	7,957	\$536,001	\$301,823	\$286,452	(\$15,371)
2019/20	765	8,722	\$536,001	\$301,823	\$313,992	\$12,169
2020/21	668	9,390	\$536,001	\$301,823	\$338,040	\$36,217
2021/22	668	10,058	\$1,340,003	\$754,558	\$362,088	(\$392,470)
2022/23	668	10,726	\$1,340,003	\$754,558	\$386,136	(\$368,422)
2023/24	668	11,394	\$1,340,003	\$754,558	\$410,184	(\$344,374)
2024/25	668	12,062	\$1,340,003	\$754,558	\$434,232	(\$320,326)
2025/26	638	12,700	\$1,340,003	\$754,558	\$457,200	(\$297,358)
2026/27	638	13,338	\$1,340,003	\$754,558	\$480,168	(\$274,390)
2027/28	638	13,976	\$1,340,003	\$754,558	\$503,136	(\$251,422)
2028/29	638	14,614	\$1,340,003	\$754,558	\$526,104	(\$228,454)
2029/30	638	15,252	\$1,340,003	\$754,558	\$549,072	(\$205,486)
2030/31	638	15,890	\$1,340,003	\$754,558	\$572,040	(\$182,518)
2031/32	638	16,528	\$1,340,003	\$754,558	\$595,008	(\$159,550)
2032/33	638	17,166	\$1,340,003	\$754,558	\$617,976	(\$136,582)
2033/34	638	17,804	\$1,340,003	\$754,558	\$640,944	(\$113,614)
2034/35	638	18,442	\$1,340,003	\$754,558	\$663,912	(\$90,646)
2035/36	638	19,080	\$1,340,003	\$754,558	\$686,880	(\$67,678)
2036/37	638	19,718	\$1,340,003	\$754,558	\$709,848	(\$44,710)
2037/38	638	20,356	\$1,340,003	\$754,558	\$732,816	(\$21,742)
2038/39	638	20,994	\$1,340,003	\$754,558	\$755,784	\$1,226
2039/40	226	21,220	\$1,340,003	\$754,558	\$763,920	\$9,362

"library\_surplus"

[1] Reflects Placer Vineyards' share of Gross Annual Cost.

[2] Percent cost reduction attributable to offsetting revenues.

## TRANSIT

Before development begins in the PVSP, a Transit Master Plan for public transit service will be prepared and approved by the County Board of Supervisors before the approval for recordation of the first large-lot subdivision map in the Plan Area. The Transit Master Plan will describe in detail the service providers and the transit service levels for the PVSP.

### SERVICE STANDARDS

The Transit Master Plan will utilize, as a basis for determining the service requirements, the service levels described in Alternative 5 (Inter-Regional + High Suburban Local + Commuter), West Placer Transit Study dated October 3, 2005, and prepared by LSC Transportation Consultants. The estimated costs described below are based on the provision of local bus service seven days a week (5:00 a.m. to 9:00 p.m. Monday through Saturday), and bus stops within one-quarter mile of the majority of residences. In addition, these costs assume the provision of dial-a-ride, commuter (City of Sacramento), and inter-regional (Roseville, Rocklin) services.

### ANNUAL OPERATING COSTS

#### Triggers and Gross Cost

The timing of transit services will be determined in the Transit Master Plan. Costs for transit services are triggered at 1,000 building permits, 2,500 building permits, 5,000 building permits and 7,000 building permits. This assumption is shown in **Table 34**.

The allocation of annual transit costs to the PVSP, which was provided by the County (based upon the LSC Study for Alternative 5), are expected to total nearly \$3.1 million annually at buildout.

#### Offsetting Revenues

The annual cost to provide transit services is summarized in **Table 35**. Costs are allocated to both residential and non-residential development. State and federal funds may be available to offset costs. Until more detailed estimates from the Transit Master Plan are available, a 50-percent offset is assumed.

### **Net Annual Costs**

A 50-percent offset results in a net annual cost of \$1.5 million. The per-residential unit cost is \$70 and the per-square foot cost for commercial development is \$0.02, as shown in **Table 35**.

### **Annual Cash Flow**

As shown in **Table 36**, transit services show a net operating surplus in the first year of development and then an annual shortfall through 2038/39. The maximum annual shortfall occurs at the 7,000<sup>th</sup> building permit (2017/18), at which point the shortfall amounts to over \$1.0 million.

**Table 34**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Transit (2006\$)**

Item	Unit Quantity	Cost/ Unit [1]	Total Cost (2006\$)	Timing (Building Permits)			
				1,000	2,500	5,000	7,000
<b>Staff</b>							
Transportation Supervisor	1	\$78,280	\$78,280			\$78,280	
Administrative Dispatcher	1	\$70,040	\$70,040			\$70,040	
<b>Staff Subtotal</b>			<b>\$148,320</b>	<b>\$0</b>	<b>\$0</b>	<b>\$148,320</b>	<b>\$0</b>
<b>Transit Programs Subtotal</b>	<b>N/A</b>	<b>N/A</b>	<b>\$2,728,084</b>	<b>\$375,421</b>	<b>\$662,722</b>	<b>\$880,006</b>	<b>\$809,935</b>
<b>Supplies</b>							
Printed Materials	1	\$16,995	\$16,995	\$16,995			
Computers	1	\$2,575	\$2,575			\$2,575	
Office Supplies & Expenses	1	\$2,575	\$2,575			\$2,575	
Postage	1	\$2,060	\$2,060			\$2,060	
Other Supplies	1	\$3,090	\$3,090			\$3,090	
<b>Supplies Subtotal</b>			<b>\$27,295</b>	<b>\$16,995</b>	<b>\$0</b>	<b>\$10,300</b>	<b>\$0</b>
<b>Building Maintenance Subtotal</b>	<b>1</b>	<b>\$10,300</b>	<b>\$10,300</b>			<b>\$10,300</b>	
<b>Internal Charges</b>							
County Vehicle Mileage	1	\$15,450	\$15,450	\$15,450			
Drug/Alcohol Testing	1	\$4,120	\$4,120		\$4,120		
County Telecom Charges	1	\$27,604	\$27,604			\$27,604	
<b>Internal Charges Subtotal</b>			<b>\$47,174</b>	<b>\$15,450</b>	<b>\$4,120</b>	<b>\$27,604</b>	<b>\$0</b>
<b>Administrative Overhead</b>							
Public Works Manager 20%	1	\$18,540	\$18,540	\$2,551	\$4,504	\$5,981	\$5,504
Senior Transportation System Sup. 20%	1	\$12,360	\$12,360	\$1,701	\$3,003	\$3,987	\$3,670
Analyst 20%	1	\$10,506	\$10,506	\$1,446	\$2,552	\$3,389	\$3,119
DPW Admin Charges	1	\$33,990	\$33,990	\$4,677	\$8,257	\$10,964	\$10,091
A 87	1	\$30,900	\$30,900	\$4,252	\$7,506	\$9,968	\$9,174
<b>Administrative Overhead Subtotal</b>			<b>\$106,296</b>	<b>\$14,628</b>	<b>\$25,822</b>	<b>\$34,288</b>	<b>\$31,558</b>
<b>Total</b>			<b>\$3,067,469</b>	<b>\$422,494</b>	<b>\$692,664</b>	<b>\$1,110,818</b>	<b>\$841,493</b>
<b>Cumulative</b>				<b>\$422,494</b>	<b>\$1,115,157</b>	<b>\$2,225,975</b>	<b>\$3,067,469</b>

"transit\_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[1] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

**Table 35**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Transit (2006\$)**

Item	Assumption	Annual Cost at Buildout (2006\$)
<b>Annual Transit Costs</b>		
Staff		\$148,320
Transit Programs		\$2,728,084
Supplies		\$27,295
Building Maintenance		\$10,300
Internal Charges		\$47,174
Administrative Overhead		\$106,296
<b>Subtotal Annual Transit Cost at Buildout [1]</b>		<b>\$3,067,469</b>
Offsetting Revenues [2]		(\$1,533,734)
<b>Net Total Annual Transit Cost at Buildout</b>		<b>\$1,533,734</b>
Percent Cost Reduction [2]		50%
<b>Share of Annual Transit Costs</b>		
Residential	96.38%	\$1,478,162
Commercial	3.62%	\$55,572
Residents at Buildout		48,319
<b>Cost per Capita</b>		<b>\$31</b>
Total Units at Buildout		21,220
<b>Cost per Unit [3]</b>		<b>\$70</b>
Commercial Sq. Ft. at Buildout		3,684,414
<b>Cost per Sq. Ft.</b>		<b>\$0.02</b>

"transit\_cost"

Source: Placer County.

[1] Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

[2] May include state and federal funds and farebox recovery.

[3] Per-unit fee rounded up to the nearest dollar.

**Table 36**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Transit (Constant 2006\$)**

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost			Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative	Services	Staffing	Total Cost		Residential	Nonresidential	Total	
								50% cost reduction	\$70 per unit	\$0.02 per bldg. sq. ft.		
2008/09	536	536	91,984	90,500	\$0	\$0	\$0	\$0	\$37,520	\$1,365	\$38,885	\$38,885
2009/10	536	1,072	91,984	182,484	\$375,421	\$47,073	\$422,494	\$211,247	\$75,040	\$2,752	\$77,792	(\$133,455)
2010/11	765	1,837	130,302	312,786	\$375,421	\$47,073	\$422,494	\$211,247	\$128,590	\$4,718	\$133,308	(\$77,939)
2011/12	765	2,602	130,302	443,088	\$1,038,143	\$77,015	\$1,115,157	\$557,579	\$182,140	\$6,683	\$188,823	(\$368,756)
2012/13	765	3,367	130,302	573,390	\$1,038,143	\$77,015	\$1,115,157	\$557,579	\$235,690	\$8,648	\$244,338	(\$313,240)
2013/14	765	4,132	130,302	703,692	\$1,038,143	\$77,015	\$1,115,157	\$557,579	\$289,240	\$10,614	\$299,854	(\$257,725)
2014/15	765	4,897	130,302	833,994	\$1,038,143	\$77,015	\$1,115,157	\$557,579	\$342,790	\$12,579	\$355,369	(\$202,210)
2015/16	765	5,662	130,302	964,296	\$1,918,148	\$307,827	\$2,225,975	\$1,112,988	\$396,340	\$14,544	\$410,884	(\$702,103)
2016/17	765	6,427	130,302	1,094,598	\$1,918,148	\$307,827	\$2,225,975	\$1,112,988	\$449,890	\$16,510	\$466,400	(\$646,588)
2017/18	765	7,192	130,302	1,224,900	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$503,440	\$18,475	\$521,915	(\$1,011,819)
2018/19	765	7,957	130,302	1,355,202	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$556,990	\$20,440	\$577,430	(\$956,304)
2019/20	765	8,722	130,302	1,485,504	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$610,540	\$22,406	\$632,946	(\$900,789)
2020/21	668	9,390	114,040	1,599,544	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$657,300	\$24,126	\$681,426	(\$852,308)
2021/22	668	10,058	114,040	1,713,584	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$704,060	\$25,846	\$729,906	(\$803,828)
2022/23	668	10,726	114,040	1,827,624	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$750,820	\$27,566	\$778,386	(\$755,348)
2023/24	668	11,394	114,040	1,941,664	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$797,580	\$29,286	\$826,866	(\$706,868)
2024/25	668	12,062	114,040	2,055,704	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$844,340	\$31,006	\$875,346	(\$658,388)
2025/26	638	12,700	108,145	2,163,849	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$889,000	\$32,637	\$921,637	(\$612,097)
2026/27	638	13,338	108,145	2,271,994	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$933,660	\$34,268	\$967,928	(\$565,806)
2027/28	638	13,976	108,145	2,380,139	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$978,320	\$35,900	\$1,014,220	(\$519,515)
2028/29	638	14,614	108,145	2,488,284	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,022,980	\$37,531	\$1,060,511	(\$473,224)
2029/30	638	15,252	108,145	2,596,429	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,067,640	\$39,162	\$1,106,802	(\$426,932)
2030/31	638	15,890	108,145	2,704,574	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,112,300	\$40,793	\$1,153,093	(\$380,641)
2031/32	638	16,528	108,145	2,812,719	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,156,960	\$42,424	\$1,199,384	(\$334,350)
2032/33	638	17,166	108,145	2,920,864	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,201,620	\$44,055	\$1,245,675	(\$288,059)
2033/34	638	17,804	108,145	3,029,009	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,246,280	\$45,687	\$1,291,967	(\$241,768)
2034/35	638	18,442	108,145	3,137,154	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,290,940	\$47,318	\$1,338,258	(\$195,477)
2035/36	638	19,080	108,067	3,245,221	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,335,600	\$48,948	\$1,384,548	(\$149,187)
2036/37	638	19,718	108,067	3,353,288	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,380,260	\$50,578	\$1,430,838	(\$102,897)
2037/38	638	20,356	108,067	3,461,355	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,424,920	\$52,208	\$1,477,128	(\$56,607)
2038/39	638	20,994	108,067	3,569,422	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,469,580	\$53,838	\$1,523,418	(\$10,317)
2039/40	226	21,220	114,992	3,684,414	\$2,728,084	\$339,385	\$3,067,469	\$1,533,734	\$1,485,400	\$55,572	\$1,540,972	\$7,238

[1] Percent cost reduction attributable to offsetting revenues.

"transit\_surplus"

## RECREATION SERVICES

Placer County Facility Services will provide regional park facilities maintenance, staffing, and general and recreation programming. **Table 37** summarizes the development timing of community park and regional recreation facilities. While this section summarizes the estimated costs for recreation services, **Appendix C** contains the detail supporting these estimates.

### SERVICE STANDARDS

#### Recreation Facilities and Maintenance

In conjunction with the recommendations made in the 2005 Citygate report *Placer County Recreation and Park Development Project* the County has developed the following standards for the provision of regional recreation facilities: for every 40,000 people, there should be one aquatic center, community center, gymnasium, senior center, recreation center, and youth center. Citygate estimates maintenance costs for these facilities, expressed on a per-capita basis that amounts to a combined \$17.61 per capita (**Table 38**).

The County also recommends the construction of two skate parks to serve the entire PVSP. The per-capita cost for skate parks maintenance amounts to \$5.61 (also in **Table 38**).

#### Supervisory Staffing

The Citygate report *Placer County Recreation and Park Development Project* recommends the following staffing guidelines to serve the total population projected for southwest Placer County:

- Recreation Manager: 1;
- Recreation Supervisor: 2; and
- Secretary: 4.

The County estimates that these staffing levels can be provided at a gross cost of \$13.30 per capita, including administration and materials and supplies (**Table 38**). The staffing outlined above comprises only the core supervisory staff; other staffing will be added as the recreational programs and services are defined.

#### Recreation Programming

Citygate estimates that the annual cost for recreation programming comprises two recreation components: \$16.00 (2005\$) net per capita for general programming and



\$25.00 (2005\$) net per capita for recreation programming at regional recreation facilities.<sup>7</sup> The County estimates additional revenue provided through user fees at a rate of 55 percent. By updating Citygate's 2005 estimates to 2006 dollars and applying a 55-percent user fee revenue, total annual recreation costs are estimated at \$42.85 per capita for general programming and \$66.94 per capita for recreation programming; these figures include administration costs (**Table 38**).

## ANNUAL OPERATING COSTS

### Triggers

Facility (signifying the start of maintenance) and programming triggers are shown in **Table 37**. Phase 1 of the recreation center is triggered by the 700<sup>th</sup> building permit; the 2<sup>nd</sup> phase is triggered at the 4,000<sup>th</sup> building permit. The community center is triggered at 7,000 building permits. At 9,000 building permits, the gymnasium will be constructed. The senior center is triggered by the 11,500<sup>th</sup> building permit, as is the youth center. The aquatic center is required at the 15,000<sup>th</sup> building permit.

Staffing triggers are based on projected population. A recreation manager, recreation supervisor and secretary are required when the Placer Vineyards, Placer Ranch, and Regional University combined population reaches 4,000. An additional secretary is needed once the combined population reaches 10,000 and again when the population reaches 14,000. A second recreation supervisor and another secretary are required once the combined population reaches 20,000. Costs for recreation programming are triggered with each new project resident.

Annual per-capita costs for community and regional recreation facilities, staffing and recreation services are shown in **Table 38**. Project-wide annual maintenance for community and regional recreation facilities (e.g., skate park, aquatic center, gymnasium, youth center) amounts to over \$1.1 million at buildout—\$270,000 for the skate parks and \$850,000 for other facilities. This cost includes the staffing cost for the skate parks (the Citygate report did not differentiate between facility maintenance and staffing for the skate park). Staffing, administration, and materials costs for the remaining facilities total nearly \$643,000 annually, as shown in **Table 39**. Gross annual general programming and recreation programming costs amount to nearly \$5.3 million—\$2.1 million for general programming and \$3.2 million for recreation programming.

---

<sup>7</sup> The regional recreation figure of \$25 excludes programming at the Aquatic Center; programming costs for the Aquatic Center are included in the operations and maintenance budget for that facility.

### **Offsetting Revenues**

Offsetting revenues from cost recovery (e.g., user charges) amount to nearly \$3.3 million annually, for recreation supervision, general programming and recreation programming combined (**Table 40**). As described previously, user fees provide 55 percent of the recreation budget.

### **Net Annual Costs**

Based on the net annual cost of over \$3.8 million, the per-unit cost for community and regional recreation facilities maintenance, staffing, and recreation services is \$180, as shown in **Table 39**. Commercial development is not charged for maintenance of community and regional facilities and provision of recreation services.

### **Annual Cash Flow**

**Table 40** shows the cash flow analysis for Placer Vineyards. Community and regional recreation facilities, staffing, and recreation services shows a surplus during the first few years of development, as shown in **Table 40**. There are estimated alternating surpluses and deficits through the remainder of development. The cash flow becomes positive in 2038/39.

**Table 37**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Recreation Services**

Item	Trigger Assumption		Unit Trigger (Building Permit)
<b><u>Facilities &amp; Staffing</u></b>			
<b>Community Park Facilities &amp; Staffing</b>			
Skate Park 1	4,000	building permit	4,000
Skate Park 2	11,500	building permit	11,500
Skate Park 3	20,000	building permit	20,000
Skate Park Materials and Supplies	35%	of total staffing	N/A
<b>Regional Recreation Facilities Maintenance</b>			
Aquatic Center	15,000	building permit	15,000
Recreation Center Ph. 1	700	building permit	700
Recreation Center Ph. 2	4,000	building permit	4,000
Gymnasium	9,000	building permit	9,000
Community Center	7,000	building permit	7,000
Senior Center	11,500	building permit	11,500
Youth Center	11,500	building permit	11,500
<b>Recreation Supervision Staffing Cost</b>			
Recreation Manager	4,000	population	1,757
Recreation Supervisor	4,000	population	1,757
Recreation Supervisor	20,000	population	8,783
Secretary	4,000	population	1,757
Secretary	10,000	population	4,392
Secretary	14,000	population	6,148
Secretary	20,000	population	8,783
Administration	17%	of total staffing	N/A
Materials and Supplies	35%	of total staffing	N/A

"reg\_parks\_phasing"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

**Table 38**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Per-Capita Recreation Services Multipliers (2006\$)**

Item	Gross Per-Capita Multiplier (2006\$) [1]
<b><u>Facilities</u></b>	
<b>Community Park Facilities</b>	
Skate Park Facility Maintenance & Staffing	\$5.61
<b>Regional Recreation Facilities</b>	
Aquatic Center	\$7.73
Recreation Center Ph. 1	\$0.62
Recreation Center Ph. 2	\$0.62
Gymnasium	\$1.85
Community Center	\$4.33
Senior Center	\$1.24
Youth Center	\$1.24
<b>Subtotal</b>	<b>\$17.61</b>
<b><u>Recreation Supervision Staffing</u></b>	
Staffing	\$8.75
Administration	\$1.49
Materials & Supplies	\$3.06
<b>Subtotal</b>	<b>\$13.30</b>
<b><u>Programming</u></b>	
General Programming	\$36.63
General Programming - Administration	\$6.23
<b>Subtotal</b>	<b>\$42.85</b>
Recreation Programming	\$57.22
Recreation Programming - Administration	\$9.73
<b>Subtotal</b>	<b>\$66.94</b>
<b>Total Per-Capita Multiplier for Recreation Services</b>	<b>\$146.32</b>

"multipliers"

Source: Placer County Parks Department.

[1] Additional detail available in **Appendix C** in **Table C-7**.

**Table 39**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Recreation Services (2006\$)**

Item	Cost per Capita (2006\$)	Total PV Cost at Buildout (2006\$)
<b><u>Community Park Facilities &amp; Staffing</u></b>		
Community Park Facilities (Skate Park) Staffing & Maintenance [1]	\$5.61	\$271,148
<b><u>Regional Recreation Facilities &amp; Staffing</u></b>		
Subtotal Annual Regional Recreation Facilities Maint. Cost	\$17.61	\$851,039
<b>Recreation Supervision Staffing Cost</b>		
Subtotal Staffing, Administration, Materials & Supplies	\$13.30	\$642,546
Cost Recovery: 55% of Supervision Cost [2]	(\$7.31)	(\$353,400)
<b>Total Net Annual Rec. Supervision Costs</b>	<b>\$5.98</b>	<b>\$289,146</b>
<b>General &amp; Recreation Programming Costs</b>		
Subtotal Gross General Programming	\$42.85	\$2,070,623
Cost Recovery: 55% of Recreational Programming [2]	(\$23.57)	(\$1,138,843)
<b>Total Net General Programming Costs</b>	<b>\$19.28</b>	<b>\$931,780</b>
Subtotal Gross Annual Rec Programming Cost	\$66.94	\$3,234,620
Cost Recovery: 55% of Recreational Programming [2]	(\$36.82)	(\$1,779,041)
<b>Total Net Rec. Programming Costs</b>	<b>\$30.12</b>	<b>\$1,455,579</b>
<b>Total Gross Regional Rec. Facilities Maint., Staffing &amp; Programming Costs</b>	<b>\$140.71</b>	<b>\$6,798,828</b>
<b>Total Net Regional Rec. Facilities Maint., Staffing &amp; Programming Costs</b>	<b>\$73.01</b>	<b>\$3,527,544</b>
<b>Total Gross Comm. Park Facilities &amp; Regional Rec. Services Annual Costs at Buildout (2006\$)</b>		<b>\$7,069,975</b>
<b>Total Net Comm. Park Facilities &amp; Regional Rec. Services Annual Costs at Buildout (2006\$)</b>		<b>\$3,798,691</b>
Total Residents at Buildout		48,319
<b>Net Cost per Capita</b>		<b>\$79</b>
Total Units at Buildout		21,220
<b>Net Cost per Unit [3]</b>		<b>\$180</b>

"reg\_parks\_cost"

Sources: Citygate, Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007), Placer County Parks Department, and EPS.

[1] Skate park maintenance costs included in staffing costs.

[2] County estimates a 55-percent cost recovery rate for supervision and programming costs.

[3] Per-unit fee rounded up to the nearest dollar.

**Table 40**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Recreation Services (Constant 2006\$)**

Year	Annual	Cumulative	Net Annual Costs					Total Costs	Revenues	Annual Surplus/(Shortfall)
			Skate Park Maint. & Staffing	Regional Rec. Facilities Maint.	Regional Rec. Fac. Supervision	General Programming	Recreation Programming			
						\$43.91 per unit [1]	\$68.59 per unit [1]		\$180 per unit	
2008/09	536	536	\$0	\$0	\$0	\$23,536	\$36,767	\$60,303	\$96,480	\$36,177
2009/10	536	1,072	\$0	\$29,861	\$0	\$47,072	\$73,533	\$150,467	\$192,960	\$42,493
2010/11	765	1,837	\$0	\$29,861	\$151,517	\$80,664	\$126,008	\$388,050	\$330,660	(\$57,390)
2011/12	765	2,602	\$0	\$29,861	\$151,517	\$114,255	\$178,483	\$474,117	\$468,360	(\$5,757)
2012/13	765	3,367	\$0	\$29,861	\$151,517	\$147,847	\$230,958	\$560,183	\$606,060	\$45,877
2013/14	765	4,132	\$90,383	\$59,722	\$151,517	\$181,438	\$283,433	\$766,493	\$743,760	(\$22,733)
2014/15	765	4,897	\$90,383	\$59,722	\$179,078	\$215,030	\$335,908	\$880,120	\$881,460	\$1,340
2015/16	765	5,662	\$90,383	\$59,722	\$179,078	\$248,621	\$388,383	\$966,187	\$1,019,160	\$52,973
2016/17	765	6,427	\$90,383	\$268,749	\$206,639	\$282,213	\$440,858	\$1,288,841	\$1,156,860	(\$131,981)
2017/18	765	7,192	\$90,383	\$268,749	\$206,639	\$315,804	\$493,333	\$1,374,907	\$1,294,560	(\$80,347)
2018/19	765	7,957	\$90,383	\$268,749	\$206,639	\$349,396	\$545,808	\$1,460,974	\$1,432,260	(\$28,714)
2019/20	765	8,722	\$90,383	\$268,749	\$206,639	\$382,987	\$598,283	\$1,547,040	\$1,569,960	\$22,920
2020/21	668	9,390	\$90,383	\$358,332	\$289,145	\$412,319	\$644,104	\$1,794,283	\$1,690,200	(\$104,083)
2021/22	668	10,058	\$90,383	\$358,332	\$289,145	\$441,652	\$689,925	\$1,869,437	\$1,810,440	(\$58,997)
2022/23	668	10,726	\$90,383	\$358,332	\$289,145	\$470,984	\$735,747	\$1,944,590	\$1,930,680	(\$13,910)
2023/24	668	11,394	\$90,383	\$358,332	\$289,145	\$500,316	\$781,568	\$2,019,743	\$2,050,920	\$31,177
2024/25	668	12,062	\$180,765	\$477,776	\$289,145	\$529,648	\$827,389	\$2,304,723	\$2,171,160	(\$133,563)
2025/26	638	12,700	\$180,765	\$477,776	\$289,145	\$557,663	\$871,152	\$2,376,502	\$2,286,000	(\$90,502)
2026/27	638	13,338	\$180,765	\$477,776	\$289,145	\$585,678	\$914,916	\$2,448,280	\$2,400,840	(\$47,440)
2027/28	638	13,976	\$180,765	\$477,776	\$289,145	\$613,693	\$958,679	\$2,520,058	\$2,515,680	(\$4,378)
2028/29	638	14,614	\$180,765	\$477,776	\$289,145	\$641,708	\$1,002,443	\$2,591,837	\$2,630,520	\$38,683
2029/30	638	15,252	\$180,765	\$851,039	\$289,145	\$669,723	\$1,046,206	\$3,036,878	\$2,745,360	(\$291,518)
2030/31	638	15,890	\$180,765	\$851,039	\$289,145	\$697,737	\$1,089,969	\$3,108,656	\$2,860,200	(\$248,456)
2031/32	638	16,528	\$180,765	\$851,039	\$289,145	\$725,752	\$1,133,733	\$3,180,434	\$2,975,040	(\$205,394)
2032/33	638	17,166	\$180,765	\$851,039	\$289,145	\$753,767	\$1,177,496	\$3,252,212	\$3,089,880	(\$162,332)
2033/34	638	17,804	\$180,765	\$851,039	\$289,145	\$781,782	\$1,221,260	\$3,323,991	\$3,204,720	(\$119,271)
2034/35	638	18,442	\$180,765	\$851,039	\$289,145	\$809,797	\$1,265,023	\$3,395,769	\$3,319,560	(\$76,209)
2035/36	638	19,080	\$180,765	\$851,039	\$289,145	\$837,812	\$1,308,786	\$3,467,547	\$3,434,400	(\$33,147)
2036/37	638	19,718	\$180,765	\$851,039	\$289,145	\$865,827	\$1,352,550	\$3,539,326	\$3,549,240	\$9,914
2037/38	638	20,356	\$271,148	\$851,039	\$289,145	\$893,842	\$1,396,313	\$3,701,486	\$3,664,080	(\$37,406)
2038/39	638	20,994	\$271,148	\$851,039	\$289,145	\$921,856	\$1,440,077	\$3,773,265	\$3,778,920	\$5,655
2039/40	226	21,220	\$271,148	\$851,039	\$289,145	\$931,780	\$1,455,579	\$3,798,691	\$3,819,600	\$20,909

"reg\_parks\_surplus"

[1] Takes into account expected 55% cost recovery for programming costs. Per capita cost (Table 39) multiplied by persons per household (PPH) (Table 11).

## ROADS

Road maintenance services will be provided by Placer County Public Works.

### SERVICE STANDARDS

Based on data provided by MacKay & Somps, there are 131 miles of roadway. Per-centerline mile costs of \$58,000 are based upon data provided by the County and Willdan<sup>8</sup> (**Table 41**).

### ANNUAL OPERATING COSTS

#### Triggers

As shown in **Table 41**, EPS assumes that the roads maintenance costs are allocated on a straight-line basis, starting in year 1 of development. Based on 131 miles of roadway, the annual maintenance costs for roads at buildout is \$7.6 million as shown in **Table 41**.

#### Offsetting Revenues

HEG estimates a \$21.62 per-resident revenue multiplier for Public Ways and Facilities (Road) Fund revenues. This results in annual offsetting revenues at buildout of \$1.0 million, as shown in **Table 42**. Once these offsetting revenues are taken into account, the net annual road maintenance cost for roads at buildout is \$6.6 million. This results in an annual per-unit cost of \$298 at buildout. The per-square foot cost for commercial development is \$0.06.

#### Annual Cash Flow

The annual cash flow is presented in **Table 43**. There is an operating deficit during the first 4 years of development. This annual shortfall never exceeds \$79,000. Thereafter, there exists an annual surplus through buildout of the project. The largest surplus is \$247,000 in 2024/25.

---

<sup>8</sup> Placer County Public Works Cost Analysis Study, September 23, 2005.

**Table 41**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Phasing: Roads (2006\$)**

Item	Unit Quantity	Cost/Unit	Annual Cost at Buildout (2006\$) [1]	Timing
<b>General Admin. &amp; Engineering</b>				
Engineering [2]	48,319	\$26	\$1,282,531	Straight-Line
General Administration [2]	48,319	\$2	\$113,472	Straight-Line
<b>General Admin. &amp; Eng. Subtotal</b>			<b>\$1,396,003</b>	
<b>Streets &amp; Roadways</b>				
Pavement Mgmt. System	131	\$863	\$116,445	Straight-Line
Annual Street Maintenance	131	\$5,397	\$728,217	Straight-Line
Roadway Construction	131	\$19,268	\$2,599,831	Straight-Line
Pavement Marking Renewal	131	\$917	\$123,731	Straight-Line
Sign Replacements	131	\$819	\$110,508	Straight-Line
Street Sweeping	131	\$1,109	\$149,637	Straight-Line
<b>Streets &amp; Roadways Subtotal</b>			<b>\$3,828,369</b>	
<b>Traffic Management</b>				
Circulation Controls Mgmt.	131	\$361	\$48,710	Straight-Line
Peak Hour Traffic Controls	131	\$47	\$6,342	Straight-Line
Peak Hour Pedestrian Controls	131	\$47	\$6,342	Straight-Line
School Bus Circulation	131	\$31	\$4,183	Straight-Line
Special Events	131	\$31	\$4,183	Straight-Line
<b>Traffic Management Subtotal</b>			<b>\$69,759</b>	
<b>Traffic Signals</b>				
Power Costs	29	\$643	\$19,206	Straight-Line
Maintenance	29	\$6,163	\$184,089	Straight-Line
Replacements	29	\$8,004	\$239,079	Straight-Line
<b>Traffic Signals Subtotal</b>			<b>\$442,375</b>	
<b>Street Lights</b>				
Power Costs	1,927	\$240	\$476,354	Straight-Line
Maintenance	1,927	\$20	\$39,696	Straight-Line
Replacements	1,927	\$8	\$15,878	Straight-Line
<b>Street Lights Subtotal</b>			<b>\$531,929</b>	
<b>Parking</b>				
Surface Maintenance	131	\$1,215	\$163,940	Straight-Line
Sweeping	131	\$57	\$7,691	Straight-Line
Pavement Marking Renewal	131	\$275	\$37,106	Straight-Line
Parking Control & Management	131	\$21	\$2,834	Straight-Line
<b>Parking Subtotal</b>			<b>\$211,570</b>	
<b>Storm Drainage</b>				
Catch Basin Cleaning	131	\$2,193	\$295,901	Straight-Line
Storm Water Line Flushing	131	\$1,999	\$269,725	Straight-Line
<b>Storm Drainage Subtotal</b>			<b>\$565,627</b>	
<b>NPDES Pgm. Implementation</b>				
Construction Site Storm Water Control	131	\$226	\$30,494	Straight-Line
Public Education/Outreach	131	\$83	\$11,199	Straight-Line
Illicit Discharge Inspection	131	\$87	\$11,739	Straight-Line
Public Involvement/Participation	131	\$66	\$8,905	Straight-Line
<b>NPDES Pgm. Implementation Subtotal</b>			<b>\$62,338</b>	
<b>Corporation Yard</b>				
Office Building Janitorial	131	\$288	\$38,860	Straight-Line
Power & Gas	131	\$435	\$58,695	Straight-Line
<b>Corporation Yard Subtotal</b>			<b>\$97,554</b>	
Fleet Maintenance	131	\$603	\$81,363	Straight-Line
Equipment Replacement	1	\$298,000	\$306,940	Straight-Line
<b>Total Road Cost at Buildout</b>			<b>\$7,593,826</b>	
Approx. Road Cost at Buildout per Centerline Mile	131		\$57,968	

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007), Willdan. "road\_backup"

[1] Includes 3% inflation to convert 2005 dollars into 2006 dollars.

[2] Per capita engineering and administrative cost multipliers from Willdan, via Placer County (January 3, 2007).



**Table 42**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Costs at Buildout: Roads (2006\$)**

Item	Assumption	Annual Cost at Buildout (2006\$)
<b>Gross Annual Road Cost at Buildout</b>		<b>\$7,593,826</b>
Offsetting Revenues (Public Ways & Facilities [Road] Fund) [1]	\$21.62 per Capita	(\$1,044,652)
<b>Net Annual Road Cost at Buildout</b>		<b>\$6,549,173</b>
Percent Cost Reduction		14%
<b>Share of Annual Road Maintenance Costs</b>		
Residential	96.38%	\$6,311,876
Commercial	3.62%	\$237,297
Residents at Buildout		48,319
<b>Cost per Capita</b>		<b>\$131</b>
Total Units at Buildout		21,220
<b>Cost per Unit [2]</b>		<b>\$298</b>
Commercial Sq. Ft. at Buildout		3,684,414
<b>Cost per Sq. Ft.</b>		<b>\$0.06</b>

"road\_cost"

Source: *Placer County Public Works Cost Analysis Study*, prepared by Willdan, Sept. 23, 2005.

[1] Per-resident revenue multiplier from HEG fiscal analysis.

[2] Per-unit cost rounded up to the nearest dollar.

**Table 43**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Projected Annual Surplus/(Shortfall): Roads (Constant 2006\$)**

Year	Units		Nonresidential Sq. Ft.		Gross Annual Cost	Net Annual Cost [1]	Annual Revenues			Annual Surplus/(Shortfall)
	Annual	Cumulative	Annual	Cumulative			Residential	Nonresidential	Total	
						14% cost reduction	\$298 per unit	\$0.06 per bldg. sq. ft.		
2008/09	536	536	91,984	90,500	\$237,307	\$204,662	\$159,728	\$5,829	\$165,557	(\$39,105)
2009/10	536	1,072	91,984	182,484	\$474,614	\$409,323	\$319,456	\$11,753	\$331,209	(\$78,114)
2010/11	765	1,837	130,302	312,786	\$711,921	\$613,985	\$547,426	\$20,145	\$567,571	(\$46,414)
2011/12	765	2,602	130,302	443,088	\$949,228	\$818,647	\$775,396	\$28,537	\$803,933	(\$14,713)
2012/13	765	3,367	130,302	573,390	\$1,186,535	\$1,023,308	\$1,003,366	\$36,930	\$1,040,296	\$16,987
2013/14	765	4,132	130,302	703,692	\$1,423,842	\$1,227,970	\$1,231,336	\$45,322	\$1,276,658	\$48,688
2014/15	765	4,897	130,302	833,994	\$1,661,149	\$1,432,632	\$1,459,306	\$53,714	\$1,513,020	\$80,388
2015/16	765	5,662	130,302	964,296	\$1,898,456	\$1,637,293	\$1,687,276	\$62,106	\$1,749,382	\$112,089
2016/17	765	6,427	130,302	1,094,598	\$2,135,763	\$1,841,955	\$1,915,246	\$70,498	\$1,985,744	\$143,789
2017/18	765	7,192	130,302	1,224,900	\$2,373,071	\$2,046,617	\$2,143,216	\$78,890	\$2,222,106	\$175,490
2018/19	765	7,957	130,302	1,355,202	\$2,610,378	\$2,251,278	\$2,371,186	\$87,283	\$2,458,469	\$207,190
2019/20	765	8,722	130,302	1,485,504	\$2,847,685	\$2,455,940	\$2,599,156	\$95,675	\$2,694,831	\$238,891
2020/21	668	9,390	114,040	1,599,544	\$3,084,992	\$2,660,602	\$2,798,220	\$103,020	\$2,901,240	\$240,638
2021/22	668	10,058	114,040	1,713,584	\$3,322,299	\$2,865,263	\$2,997,284	\$110,364	\$3,107,648	\$242,385
2022/23	668	10,726	114,040	1,827,624	\$3,559,606	\$3,069,925	\$3,196,348	\$117,709	\$3,314,057	\$244,132
2023/24	668	11,394	114,040	1,941,664	\$3,796,913	\$3,274,587	\$3,395,412	\$125,054	\$3,520,466	\$245,879
2024/25	668	12,062	114,040	2,055,704	\$4,034,220	\$3,479,248	\$3,594,476	\$132,399	\$3,726,875	\$247,627
2025/26	638	12,700	108,145	2,163,849	\$4,271,527	\$3,683,910	\$3,784,600	\$139,364	\$3,923,964	\$240,054
2026/27	638	13,338	108,145	2,271,994	\$4,508,834	\$3,888,572	\$3,974,724	\$146,329	\$4,121,053	\$232,482
2027/28	638	13,976	108,145	2,380,139	\$4,746,141	\$4,093,233	\$4,164,848	\$153,294	\$4,318,142	\$224,909
2028/29	638	14,614	108,145	2,488,284	\$4,983,448	\$4,297,895	\$4,354,972	\$160,259	\$4,515,231	\$217,336
2029/30	638	15,252	108,145	2,596,429	\$5,220,755	\$4,502,557	\$4,545,096	\$167,225	\$4,712,321	\$209,764
2030/31	638	15,890	108,145	2,704,574	\$5,458,062	\$4,707,218	\$4,735,220	\$174,190	\$4,909,410	\$202,191
2031/32	638	16,528	108,145	2,812,719	\$5,695,369	\$4,911,880	\$4,925,344	\$181,155	\$5,106,499	\$194,619
2032/33	638	17,166	108,145	2,920,864	\$5,932,676	\$5,116,542	\$5,115,468	\$188,120	\$5,303,588	\$187,046
2033/34	638	17,804	108,145	3,029,009	\$6,169,983	\$5,321,203	\$5,305,592	\$195,085	\$5,500,677	\$179,474
2034/35	638	18,442	108,145	3,137,154	\$6,407,290	\$5,525,865	\$5,495,716	\$202,050	\$5,697,766	\$171,901
2035/36	638	19,080	108,067	3,245,221	\$6,644,598	\$5,730,527	\$5,685,840	\$209,010	\$5,894,850	\$164,324
2036/37	638	19,718	108,067	3,353,288	\$6,881,905	\$5,935,188	\$5,875,964	\$215,971	\$6,091,935	\$156,746
2037/38	638	20,356	108,067	3,461,355	\$7,119,212	\$6,139,850	\$6,066,088	\$222,931	\$6,289,019	\$149,169
2038/39	638	20,994	108,067	3,569,422	\$7,356,519	\$6,344,512	\$6,256,212	\$229,891	\$6,486,103	\$141,591
2039/40	226	21,220	114,992	3,684,414	\$7,593,826	\$6,549,173	\$6,323,560	\$237,297	\$6,560,857	\$11,684

"road\_surplus"

[1] Percent cost reduction attributable to offsetting revenues.

## V. ANNUAL CASH FLOW AND DEFICIT FUNDING MECHANISMS

---

**Table 8** in **Chapter I** shows the consolidated annual cash flow for the delivery of public services to PVSP residents and employees based on the County's estimated development absorption schedule. At times, the cost of planned levels of services may exceed the available special taxes and assessment revenues from developed property because several the urban services are required early in the development process to meet public safety and other required County standards. In addition, revenues may not match anticipated expenditures in certain years because the residential and commercial taxes/assessments are based on the total cost at buildout rather than at certain cash flow intervals.

### ANNUAL CASH FLOW

**Tables 44** through **48** summarize the services cost and revenue assumptions derived from the various inputs into this Urban Services Plan. **Tables 44** and **45** show the annual gross service costs and offsetting revenues by type of service provided and in total. **Table 46** shows the estimated annual CFD special tax and CSA assessment revenue that will be used to fund the proposed urban services.

As shown in the consolidated annual cash flow summary (**Table 47**), costs are anticipated to exceed revenues in the first 4 years of development before consideration of any potential deficit funding mechanisms. Estimated annual deficits range from approximately \$142,000 to \$1.2 million annually. In the fifth year of development, the cash flow becomes positive and remains positive through buildout.

### DEFICIT FUNDING MECHANISMS

The Urban Services Plan recognizes the potential for annual cash flow deficits. In addition to the County's existing options to cure deficits, the Urban Services Plan also includes two other provisions, described below.

### CONTINGENCY FUND

A one-time fee paid at building permit, called the Urban Services Shortfall Fee, will provide a contingency fund to pay for urban service costs in years when total costs exceed the amount of special taxes and assessments collected from developed property (as shown in **Table 48**). The estimated Urban Services Shortfall Fee necessary to generate a positive cash flow in each year is \$3,900 per unit. However, the estimated fee

is increased to \$4,500 per unit at this time to account for the uncertainty of certain service costs and the timing of development.

**Appendix B** contains a sensitivity analysis that tests the potential for annual deficits under varying absorption schedules. As shown in **Table B-1**, the County provided three different absorption schedules. Each of **Table B-2** through **Table B-4** shows the resulting cash flow based upon each of the three different absorption schedules. In each scenario, a \$3,900 per-unit fee is sufficient to cover any annual shortfalls. However, as stated above, the estimated Urban Services Shortfall Fee is increased to \$4,500.

## TAX ON UNDEVELOPED LAND

An undeveloped land tax on certain undeveloped properties can also be subject to a special tax levy. When special tax revenues do not provide adequate funds for public safety (sheriff and fire) services, the County can levy a special tax on properties with approved small lot tentative maps that have not yet received Final Development Entitlements, as defined in the D.A. These properties can be levied a special tax/assessment amount for the portion of the tax rate/assessment estimated for public safety services.

**Table 44**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Summary of Gross Annual Costs**

Year	Countywide Services	Fire	Sheriff	Library	Transit	Trails & Parks	Recreation Services	Open Space	Landscape Corridors	Roads	Total Gross Annual Costs
2008/09	\$901,514	\$1,831,491	\$287,009	\$268,001	\$0	\$61,051	\$134,006	\$758,562	\$106,517	\$237,307	\$4,585,458
2009/10	\$1,803,550	\$1,983,134	\$569,172	\$268,001	\$422,494	\$423,768	\$297,873	\$790,594	\$213,033	\$474,614	\$7,246,232
2010/11	\$3,090,625	\$1,983,134	\$1,356,023	\$268,001	\$422,494	\$510,902	\$640,649	\$822,625	\$319,550	\$711,921	\$10,125,924
2011/12	\$4,377,701	\$2,044,888	\$1,740,822	\$268,001	\$1,115,157	\$598,036	\$831,908	\$854,656	\$426,066	\$949,228	\$13,206,463
2012/13	\$5,664,776	\$2,044,888	\$3,128,158	\$536,001	\$1,115,157	\$685,170	\$1,023,167	\$886,687	\$532,583	\$1,186,535	\$16,803,123
2013/14	\$6,951,852	\$2,044,888	\$3,128,158	\$536,001	\$1,115,157	\$795,739	\$1,334,669	\$918,719	\$639,099	\$1,423,842	\$18,888,124
2014/15	\$8,238,927	\$2,044,888	\$4,840,802	\$536,001	\$1,115,157	\$882,873	\$1,553,488	\$950,750	\$745,616	\$1,661,149	\$22,569,652
2015/16	\$9,526,002	\$5,897,124	\$5,307,184	\$536,001	\$2,225,975	\$970,007	\$1,744,747	\$982,781	\$852,133	\$1,898,456	\$29,940,411
2016/17	\$10,813,078	\$5,897,124	\$5,983,366	\$536,001	\$2,225,975	\$1,057,141	\$2,172,594	\$1,014,812	\$958,649	\$2,135,763	\$32,794,504
2017/18	\$12,100,153	\$9,881,532	\$7,426,943	\$536,001	\$3,067,469	\$1,265,156	\$2,363,853	\$1,046,844	\$1,065,166	\$2,373,071	\$41,126,186
2018/19	\$13,387,229	\$9,881,532	\$7,995,144	\$536,001	\$3,067,469	\$1,352,290	\$2,555,111	\$1,078,875	\$1,171,682	\$2,610,378	\$43,635,710
2019/20	\$14,674,304	\$9,881,532	\$8,738,294	\$536,001	\$3,067,469	\$1,714,228	\$2,746,370	\$1,110,906	\$1,278,199	\$2,847,685	\$46,594,987
2020/21	\$15,798,273	\$9,881,532	\$9,423,875	\$536,001	\$3,067,469	\$1,790,314	\$3,085,467	\$1,142,937	\$1,384,715	\$3,084,992	\$49,195,575
2021/22	\$16,922,242	\$9,971,524	\$10,123,683	\$1,340,003	\$3,067,469	\$1,866,399	\$3,252,475	\$1,174,969	\$1,491,232	\$3,322,299	\$52,532,293
2022/23	\$18,046,211	\$9,971,524	\$10,163,735	\$1,340,003	\$3,067,469	\$1,942,485	\$3,419,483	\$1,207,000	\$1,597,749	\$3,559,606	\$54,315,263
2023/24	\$19,170,180	\$9,971,524	\$10,781,886	\$1,340,003	\$3,067,469	\$2,018,571	\$3,586,490	\$1,239,031	\$1,704,265	\$3,796,913	\$56,676,331
2024/25	\$20,294,149	\$9,971,524	\$11,493,266	\$1,340,003	\$3,067,469	\$2,255,831	\$3,963,324	\$1,239,031	\$1,810,782	\$4,034,220	\$59,469,598
2025/26	\$21,367,369	\$9,971,524	\$11,739,913	\$1,340,003	\$3,067,469	\$2,328,499	\$4,122,832	\$1,239,031	\$1,917,298	\$4,271,527	\$61,365,464
2026/27	\$22,440,588	\$9,971,524	\$12,233,206	\$1,340,003	\$3,067,469	\$2,401,168	\$4,282,339	\$1,239,031	\$2,023,815	\$4,508,834	\$63,507,976
2027/28	\$23,513,808	\$9,971,524	\$12,691,593	\$1,340,003	\$3,067,469	\$2,473,837	\$4,441,846	\$1,239,031	\$2,130,331	\$4,746,141	\$65,615,582
2028/29	\$24,587,027	\$9,971,524	\$12,731,573	\$1,340,003	\$3,067,469	\$2,546,505	\$4,601,354	\$1,239,031	\$2,236,848	\$4,983,448	\$67,304,781
2029/30	\$25,660,247	\$9,971,524	\$13,346,372	\$1,340,003	\$3,067,469	\$3,028,290	\$5,134,124	\$1,239,031	\$2,343,365	\$5,220,755	\$70,351,178
2030/31	\$26,733,467	\$9,971,524	\$13,961,170	\$1,340,003	\$3,067,469	\$3,100,959	\$5,293,631	\$1,239,031	\$2,449,881	\$5,458,062	\$72,615,196
2031/32	\$27,806,686	\$9,971,524	\$14,575,969	\$1,340,003	\$3,067,469	\$3,173,627	\$5,453,138	\$1,239,031	\$2,556,398	\$5,695,369	\$74,879,213
2032/33	\$28,879,906	\$9,971,524	\$15,190,767	\$1,340,003	\$3,067,469	\$3,246,296	\$5,612,646	\$1,239,031	\$2,662,914	\$5,932,676	\$77,143,231
2033/34	\$29,953,125	\$9,971,524	\$15,805,566	\$1,340,003	\$3,067,469	\$3,318,965	\$5,772,153	\$1,239,031	\$2,769,431	\$6,169,983	\$79,407,249
2034/35	\$31,026,345	\$9,971,524	\$16,420,364	\$1,340,003	\$3,067,469	\$3,391,633	\$5,931,660	\$1,239,031	\$2,875,947	\$6,407,290	\$81,671,267
2035/36	\$32,099,537	\$9,971,524	\$17,035,163	\$1,340,003	\$3,067,469	\$3,464,302	\$6,091,167	\$1,239,031	\$2,982,464	\$6,644,598	\$83,935,257
2036/37	\$33,172,729	\$9,971,524	\$17,649,962	\$1,340,003	\$3,067,469	\$3,536,971	\$6,250,675	\$1,239,031	\$3,088,981	\$6,881,905	\$86,199,247
2037/38	\$34,245,921	\$9,971,524	\$18,264,760	\$1,340,003	\$3,067,469	\$3,878,263	\$6,500,565	\$1,239,031	\$3,195,497	\$7,119,212	\$88,822,244
2038/39	\$35,319,114	\$9,971,524	\$18,879,559	\$1,340,003	\$3,067,469	\$3,950,932	\$6,660,072	\$1,239,031	\$3,302,014	\$7,356,519	\$91,086,234
2039/40	\$35,726,224	\$9,971,524	\$19,097,340	\$1,340,003	\$3,067,469	\$3,976,673	\$6,716,574	\$1,239,031	\$3,408,530	\$7,593,826	\$92,137,194

"gross\_annual\_costs"

Table 45  
Placer Vineyards Specific Plan - Blueprint Urban Services Plan  
Summary of Annual Offsetting Revenues [1]

Year	Countywide Services	Fire	Sheriff	Library	Transit	Trails & Parks	Recreation Services	Open Space	Landscape Corridors	Roads	Total Annual Offsetting Revenues
2008/09	\$837,068	\$1,104,521	\$50,031	\$117,089	\$0	\$0	\$73,703	\$0	\$0	\$32,645	\$2,215,058
2009/10	\$1,674,621	\$1,195,972	\$99,216	\$117,089	\$211,247	\$0	\$147,407	\$0	\$0	\$65,291	\$3,510,843
2010/11	\$2,869,688	\$1,195,972	\$236,378	\$117,089	\$211,247	\$0	\$252,599	\$0	\$0	\$97,936	\$4,980,910
2011/12	\$4,064,755	\$1,233,214	\$303,455	\$117,089	\$557,579	\$0	\$357,791	\$0	\$0	\$130,582	\$6,764,465
2012/13	\$5,259,823	\$1,233,214	\$545,292	\$234,178	\$557,579	\$0	\$462,984	\$0	\$0	\$163,227	\$8,456,296
2013/14	\$6,454,890	\$1,233,214	\$545,292	\$234,178	\$557,579	\$0	\$568,176	\$0	\$0	\$195,872	\$9,789,201
2014/15	\$7,649,957	\$1,233,214	\$843,835	\$234,178	\$557,579	\$0	\$673,368	\$0	\$0	\$228,518	\$11,420,649
2015/16	\$8,845,024	\$3,556,389	\$925,133	\$234,178	\$1,112,988	\$0	\$778,561	\$0	\$0	\$261,163	\$15,713,436
2016/17	\$10,040,092	\$3,556,389	\$1,043,004	\$234,178	\$1,112,988	\$0	\$883,753	\$0	\$0	\$293,809	\$17,164,212
2017/18	\$11,235,159	\$5,959,273	\$1,294,644	\$234,178	\$1,533,734	\$0	\$988,945	\$0	\$0	\$326,454	\$21,572,388
2018/19	\$12,430,226	\$5,959,273	\$1,393,691	\$234,178	\$1,533,734	\$0	\$1,094,138	\$0	\$0	\$359,099	\$23,004,340
2019/20	\$13,625,294	\$5,959,273	\$1,523,235	\$234,178	\$1,533,734	\$0	\$1,199,330	\$0	\$0	\$391,745	\$24,466,789
2020/21	\$14,668,914	\$5,959,273	\$1,642,743	\$234,178	\$1,533,734	\$0	\$1,291,184	\$0	\$0	\$424,390	\$25,754,417
2021/22	\$15,712,535	\$6,013,545	\$1,764,732	\$585,445	\$1,533,734	\$0	\$1,383,038	\$0	\$0	\$457,035	\$27,450,065
2022/23	\$16,756,156	\$6,013,545	\$1,771,714	\$585,445	\$1,533,734	\$0	\$1,474,893	\$0	\$0	\$489,681	\$28,625,167
2023/24	\$17,799,776	\$6,013,545	\$1,879,468	\$585,445	\$1,533,734	\$0	\$1,566,747	\$0	\$0	\$522,326	\$29,901,042
2024/25	\$18,843,397	\$6,013,545	\$2,003,474	\$585,445	\$1,533,734	\$0	\$1,658,601	\$0	\$0	\$554,972	\$31,193,168
2025/26	\$19,839,896	\$6,013,545	\$2,046,469	\$585,445	\$1,533,734	\$0	\$1,746,330	\$0	\$0	\$587,617	\$32,353,036
2026/27	\$20,836,395	\$6,013,545	\$2,132,458	\$585,445	\$1,533,734	\$0	\$1,834,059	\$0	\$0	\$620,262	\$33,555,899
2027/28	\$21,832,894	\$6,013,545	\$2,212,363	\$585,445	\$1,533,734	\$0	\$1,921,788	\$0	\$0	\$652,908	\$34,752,677
2028/29	\$22,829,393	\$6,013,545	\$2,219,332	\$585,445	\$1,533,734	\$0	\$2,009,517	\$0	\$0	\$685,553	\$35,876,520
2029/30	\$23,825,893	\$6,013,545	\$2,326,502	\$585,445	\$1,533,734	\$0	\$2,097,246	\$0	\$0	\$718,199	\$37,100,564
2030/31	\$24,822,392	\$6,013,545	\$2,433,672	\$585,445	\$1,533,734	\$0	\$2,184,975	\$0	\$0	\$750,844	\$38,324,607
2031/32	\$25,818,891	\$6,013,545	\$2,540,842	\$585,445	\$1,533,734	\$0	\$2,272,704	\$0	\$0	\$783,489	\$39,548,651
2032/33	\$26,815,390	\$6,013,545	\$2,648,012	\$585,445	\$1,533,734	\$0	\$2,360,433	\$0	\$0	\$816,135	\$40,772,694
2033/34	\$27,811,889	\$6,013,545	\$2,755,182	\$585,445	\$1,533,734	\$0	\$2,448,162	\$0	\$0	\$848,780	\$41,996,738
2034/35	\$28,808,388	\$6,013,545	\$2,862,352	\$585,445	\$1,533,734	\$0	\$2,535,891	\$0	\$0	\$881,426	\$43,220,781
2035/36	\$29,804,862	\$6,013,545	\$2,969,522	\$585,445	\$1,533,734	\$0	\$2,623,620	\$0	\$0	\$914,071	\$44,444,799
2036/37	\$30,801,336	\$6,013,545	\$3,076,692	\$585,445	\$1,533,734	\$0	\$2,711,349	\$0	\$0	\$946,716	\$45,668,817
2037/38	\$31,797,809	\$6,013,545	\$3,183,862	\$585,445	\$1,533,734	\$0	\$2,799,078	\$0	\$0	\$979,362	\$46,892,835
2038/39	\$32,794,283	\$6,013,545	\$3,291,032	\$585,445	\$1,533,734	\$0	\$2,886,807	\$0	\$0	\$1,012,007	\$48,116,853
2039/40	\$33,172,294	\$6,013,545	\$3,328,995	\$585,445	\$1,533,734	\$0	\$2,917,884	\$0	\$0	\$1,044,652	\$48,596,548

"offsetting\_revs"

[1] Annual offsetting revenues are calculated by subtracting the annual net cost for each service category from the annual gross cost for each service category, as found in the projected annual surplus/(shortfall) table for each service category. Gross costs minus the gross costs multiplied by the cost reduction factor produces the same result.

**Table 46**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Special Tax/Assessment Revenue Summary**

Year	Cumulative Residential Units	Special Tax/ Assessment per Unit [1]	Cumulative Commercial Sq. Ft.	Special Tax/ Assessment per Bldg. Sq. Ft.	Total Special Tax Assessment Revenue
	<i>a</i>	<i>b = a x \$2,100</i> <i>(Table 6)</i>	<i>c</i>	<i>d = c x \$0.33</i> <i>(Table 7)</i>	<i>e = b + d</i>
2008/09	536	\$1,125,600	90,500	\$30,065	\$1,155,665
2009/10	1,072	\$2,251,200	182,484	\$60,623	\$2,311,823
2010/11	1,837	\$3,857,700	312,786	\$103,911	\$3,961,611
2011/12	2,602	\$5,464,200	443,088	\$147,198	\$5,611,398
2012/13	3,367	\$7,070,700	573,390	\$190,486	\$7,261,186
2013/14	4,132	\$8,677,200	703,692	\$233,774	\$8,910,974
2014/15	4,897	\$10,283,700	833,994	\$277,061	\$10,560,761
2015/16	5,662	\$11,890,200	964,296	\$320,349	\$12,210,549
2016/17	6,427	\$13,496,700	1,094,598	\$363,637	\$13,860,337
2017/18	7,192	\$15,103,200	1,224,900	\$406,924	\$15,510,124
2018/19	7,957	\$16,709,700	1,355,202	\$450,212	\$17,159,912
2019/20	8,722	\$18,316,200	1,485,504	\$493,500	\$18,809,700
2020/21	9,390	\$19,719,000	1,599,544	\$531,385	\$20,250,385
2021/22	10,058	\$21,121,800	1,713,584	\$569,270	\$21,691,070
2022/23	10,726	\$22,524,600	1,827,624	\$607,155	\$23,131,755
2023/24	11,394	\$23,927,400	1,941,664	\$645,041	\$24,572,441
2024/25	12,062	\$25,330,200	2,055,704	\$682,926	\$26,013,126
2025/26	12,700	\$26,670,000	2,163,849	\$718,853	\$27,388,853
2026/27	13,338	\$28,009,800	2,271,994	\$754,780	\$28,764,580
2027/28	13,976	\$29,349,600	2,380,139	\$790,707	\$30,140,307
2028/29	14,614	\$30,689,400	2,488,284	\$826,633	\$31,516,033
2029/30	15,252	\$32,029,200	2,596,429	\$862,560	\$32,891,760
2030/31	15,890	\$33,369,000	2,704,574	\$898,487	\$34,267,487
2031/32	16,528	\$34,708,800	2,812,719	\$934,414	\$35,643,214
2032/33	17,166	\$36,048,600	2,920,864	\$970,341	\$37,018,941
2033/34	17,804	\$37,388,400	3,029,009	\$1,006,268	\$38,394,668
2034/35	18,442	\$38,728,200	3,137,154	\$1,042,195	\$39,770,395
2035/36	19,080	\$40,068,000	3,245,221	\$1,078,096	\$41,146,096
2036/37	19,718	\$41,407,800	3,353,288	\$1,113,997	\$42,521,797
2037/38	20,356	\$42,747,600	3,461,355	\$1,149,898	\$43,897,498
2038/39	20,994	\$44,087,400	3,569,422	\$1,185,798	\$45,273,198
2039/40	21,220	\$44,562,000	3,684,414	\$1,224,000	\$45,786,000

"annual\_fee\_rev"

[1] An average fee per unit is used to calculate the fee revenue because the absorption schedule does not distinguish between different types of units.

**Table 47**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Annual Cash Flow Summary**

Year	Annual Units	Cumulative Units	Beginning Balance	Gross Annual Costs	Offsetting Revenues	Subtotal Surplus/(Shortfall) (Net Annual Cost)	Special Tax/ Assessment Revenue	Surplus/ Shortfall	Urban Services Shortfall Fee Revenue	Ending Balance
	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i> (Table 44)	<i>e</i> (Table 45)	<i>f = d + e</i>	<i>g</i> (Table 46)	<i>h = f + g</i>	<i>i = a x \$3,900</i> (Table 48)	<i>j = c + h + i</i>
2008/09	536	536	\$0	(\$4,585,458)	\$2,215,058	(\$2,370,400)	\$1,155,665	(\$1,214,735)	\$2,090,400	\$875,665
2009/10	536	1,072	\$875,665	(\$7,246,232)	\$3,510,843	(\$3,735,389)	\$2,311,823	(\$1,423,566)	\$2,090,400	\$1,542,498
2010/11	765	1,837	\$1,542,498	(\$10,125,924)	\$4,980,910	(\$5,145,014)	\$3,961,611	(\$1,183,403)	\$2,983,500	\$3,342,595
2011/12	765	2,602	\$3,342,595	(\$13,206,463)	\$6,764,465	(\$6,441,998)	\$5,611,398	(\$830,599)	\$2,983,500	\$5,495,496
2012/13	765	3,367	\$5,495,496	(\$16,803,123)	\$8,456,296	(\$8,346,827)	\$7,261,186	(\$1,085,641)	\$2,983,500	\$7,393,355
2013/14	765	4,132	\$7,393,355	(\$18,888,124)	\$9,789,201	(\$9,098,923)	\$8,910,974	(\$187,949)	\$2,983,500	\$10,188,906
2014/15	765	4,897	\$10,188,906	(\$22,569,652)	\$11,420,649	(\$11,149,003)	\$10,560,761	(\$588,241)	\$2,983,500	\$12,584,164
2015/16	765	5,662	\$12,584,164	(\$29,940,411)	\$15,713,436	(\$14,226,974)	\$12,210,549	(\$2,016,425)	\$2,983,500	\$13,551,239
2016/17	765	6,427	\$13,551,239	(\$32,794,504)	\$17,164,212	(\$15,630,292)	\$13,860,337	(\$1,769,955)	\$2,983,500	\$14,764,784
2017/18	765	7,192	\$14,764,784	(\$41,126,186)	\$21,572,388	(\$19,553,798)	\$15,510,124	(\$4,043,674)	\$2,983,500	\$13,704,610
2018/19	765	7,957	\$13,704,610	(\$43,635,710)	\$23,004,340	(\$20,631,370)	\$17,159,912	(\$3,471,458)	\$2,983,500	\$13,216,652
2019/20	765	8,722	\$13,216,652	(\$46,594,987)	\$24,466,789	(\$22,128,198)	\$18,809,700	(\$3,318,499)	\$2,983,500	\$12,881,653
2020/21	668	9,390	\$12,881,653	(\$49,195,575)	\$25,754,417	(\$23,441,157)	\$20,250,385	(\$3,190,772)	\$2,605,200	\$12,296,081
2021/22	668	10,058	\$12,296,081	(\$52,532,293)	\$27,450,065	(\$25,082,229)	\$21,691,070	(\$3,391,158)	\$2,605,200	\$11,510,122
2022/23	668	10,726	\$11,510,122	(\$54,315,263)	\$28,625,167	(\$25,690,096)	\$23,131,755	(\$2,558,340)	\$2,605,200	\$11,556,982
2023/24	668	11,394	\$11,556,982	(\$56,676,331)	\$29,901,042	(\$26,775,289)	\$24,572,441	(\$2,202,849)	\$2,605,200	\$11,959,333
2024/25	668	12,062	\$11,959,333	(\$59,469,598)	\$31,193,168	(\$28,276,430)	\$26,013,126	(\$2,263,304)	\$2,605,200	\$12,301,229
2025/26	638	12,700	\$12,301,229	(\$61,365,464)	\$32,353,036	(\$29,012,428)	\$27,388,853	(\$1,623,575)	\$2,488,200	\$13,165,854
2026/27	638	13,338	\$13,165,854	(\$63,507,976)	\$33,555,899	(\$29,952,077)	\$28,764,580	(\$1,187,497)	\$2,488,200	\$14,466,557
2027/28	638	13,976	\$14,466,557	(\$65,615,582)	\$34,752,677	(\$30,862,905)	\$30,140,307	(\$722,598)	\$2,488,200	\$16,232,158
2028/29	638	14,614	\$16,232,158	(\$67,304,781)	\$35,876,520	(\$31,428,261)	\$31,516,033	\$87,772	\$2,488,200	\$18,808,130
2029/30	638	15,252	\$18,808,130	(\$70,351,178)	\$37,100,564	(\$33,250,614)	\$32,891,760	(\$358,854)	\$2,488,200	\$20,937,476
2030/31	638	15,890	\$20,937,476	(\$72,615,196)	\$38,324,607	(\$34,290,589)	\$34,267,487	(\$23,101)	\$2,488,200	\$23,402,574
2031/32	638	16,528	\$23,402,574	(\$74,879,213)	\$39,548,651	(\$35,330,563)	\$35,643,214	\$312,651	\$2,488,200	\$26,203,426
2032/33	638	17,166	\$26,203,426	(\$77,143,231)	\$40,772,694	(\$36,370,537)	\$37,018,941	\$648,404	\$2,488,200	\$29,340,029
2033/34	638	17,804	\$29,340,029	(\$79,407,249)	\$41,996,738	(\$37,410,511)	\$38,394,668	\$984,156	\$2,488,200	\$32,812,386
2034/35	638	18,442	\$32,812,386	(\$81,671,267)	\$43,220,781	(\$38,450,486)	\$39,770,395	\$1,319,909	\$2,488,200	\$36,620,495
2035/36	638	19,080	\$36,620,495	(\$83,935,257)	\$44,444,799	(\$39,490,458)	\$41,146,096	\$1,655,638	\$2,488,200	\$40,764,333
2036/37	638	19,718	\$40,764,333	(\$86,199,247)	\$45,668,817	(\$40,530,430)	\$42,521,797	\$1,991,366	\$2,488,200	\$45,243,899
2037/38	638	20,356	\$45,243,899	(\$88,822,244)	\$46,892,835	(\$41,929,409)	\$43,897,498	\$1,968,089	\$2,488,200	\$49,700,188
2038/39	638	20,994	\$49,700,188	(\$91,086,234)	\$48,116,853	(\$42,969,381)	\$45,273,198	\$2,303,817	\$2,488,200	\$54,492,205
2039/40	226	21,220	\$54,492,205	(\$92,137,194)	\$48,596,548	(\$43,540,646)	\$45,786,000	\$2,245,354	\$881,400	\$57,618,959

"annual\_cash\_flow"



**Table 48**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Urban Services Shortfall Fee Cash Flow**

County Absorption

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Urban Services Shortfall Fee)	Annual Urban Services Shortfall Fee Revenue [1]	Ending Balance	Shortfall Funding Required
				Gross Annual Costs	Offsetting Revenues	Total					
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d</i> <i>(Table 44)</i>	<i>e</i> <i>(Table 45)</i>	<i>f = d + e</i>	<i>g</i> <i>(Table 46)</i>	<i>h = f + g</i>	<i>i = \$3,900 per unit</i>	<i>j = c + h + i</i>	<i>k</i>
2008/09	536	536	\$0	(\$4,585,458)	\$2,215,058	(\$2,370,400)	\$1,155,665	(\$1,214,735)	\$2,090,400	\$875,665	\$0
2009/10	536	1,072	\$875,665	(\$7,246,232)	\$3,510,843	(\$3,735,389)	\$2,311,823	(\$1,423,566)	\$2,090,400	\$1,542,498	\$0
2010/11	765	1,837	\$1,542,498	(\$10,125,924)	\$4,980,910	(\$5,145,014)	\$3,961,611	(\$1,183,403)	\$2,983,500	\$3,342,595	\$0
2011/12	765	2,602	\$3,342,595	(\$13,206,463)	\$6,764,465	(\$6,441,998)	\$5,611,398	(\$830,599)	\$2,983,500	\$5,495,496	\$0
2012/13	765	3,367	\$5,495,496	(\$16,803,123)	\$8,456,296	(\$8,346,827)	\$7,261,186	(\$1,085,641)	\$2,983,500	\$7,393,355	\$0
2013/14	765	4,132	\$7,393,355	(\$18,888,124)	\$9,789,201	(\$9,098,923)	\$8,910,974	(\$187,949)	\$2,983,500	\$10,188,906	\$0
2014/15	765	4,897	\$10,188,906	(\$22,569,652)	\$11,420,649	(\$11,149,003)	\$10,560,761	(\$588,241)	\$2,983,500	\$12,584,164	\$0
2015/16	765	5,662	\$12,584,164	(\$29,940,411)	\$15,713,436	(\$14,226,974)	\$12,210,549	(\$2,016,425)	\$2,983,500	\$13,551,239	\$0
2016/17	765	6,427	\$13,551,239	(\$32,794,504)	\$17,164,212	(\$15,630,292)	\$13,860,337	(\$1,769,955)	\$2,983,500	\$14,764,784	\$0
2017/18	765	7,192	\$14,764,784	(\$41,126,186)	\$21,572,388	(\$19,553,798)	\$15,510,124	(\$4,043,674)	\$2,983,500	\$13,704,610	\$0
2018/19	765	7,957	\$13,704,610	(\$43,635,710)	\$23,004,340	(\$20,631,370)	\$17,159,912	(\$3,471,458)	\$2,983,500	\$13,216,652	\$0
2019/20	765	8,722	\$13,216,652	(\$46,594,987)	\$24,466,789	(\$22,128,198)	\$18,809,700	(\$3,318,499)	\$2,983,500	\$12,881,653	\$0
2020/21	668	9,390	\$12,881,653	(\$49,195,575)	\$25,754,417	(\$23,441,157)	\$20,250,385	(\$3,190,772)	\$2,605,200	\$12,296,081	\$0
2021/22	668	10,058	\$12,296,081	(\$52,532,293)	\$27,450,065	(\$25,082,229)	\$21,691,070	(\$3,391,158)	\$2,605,200	\$11,510,122	\$0
2022/23	668	10,726	\$11,510,122	(\$54,315,263)	\$28,625,167	(\$25,690,096)	\$23,131,755	(\$2,558,340)	\$2,605,200	\$11,556,982	\$0
2023/24	668	11,394	\$11,556,982	(\$56,676,331)	\$29,901,042	(\$26,775,289)	\$24,572,441	(\$2,202,849)	\$2,605,200	\$11,959,333	\$0
2024/25	668	12,062	\$11,959,333	(\$59,469,598)	\$31,193,168	(\$28,276,430)	\$26,013,126	(\$2,263,304)	\$2,605,200	\$12,301,229	\$0
2025/26	638	12,700	\$12,301,229	(\$61,365,464)	\$32,353,036	(\$29,012,428)	\$27,388,853	(\$1,623,575)	\$2,488,200	\$13,165,854	\$0
2026/27	638	13,338	\$13,165,854	(\$63,507,976)	\$33,555,899	(\$29,952,077)	\$28,764,580	(\$1,187,497)	\$2,488,200	\$14,466,557	\$0
2027/28	638	13,976	\$14,466,557	(\$65,615,582)	\$34,752,677	(\$30,862,905)	\$30,140,307	(\$722,598)	\$2,488,200	\$16,232,158	\$0
2028/29	638	14,614	\$16,232,158	(\$67,304,781)	\$35,876,520	(\$31,428,261)	\$31,516,033	\$87,772	\$2,488,200	\$18,808,130	\$0
2029/30	638	15,252	\$18,808,130	(\$70,351,178)	\$37,100,564	(\$33,250,614)	\$32,891,760	(\$358,854)	\$2,488,200	\$20,937,476	\$0
2030/31	638	15,890	\$20,937,476	(\$72,615,196)	\$38,324,607	(\$34,290,589)	\$34,267,487	(\$23,101)	\$2,488,200	\$23,402,574	\$0
2031/32	638	16,528	\$23,402,574	(\$74,879,213)	\$39,548,651	(\$35,330,563)	\$35,643,214	\$312,651	\$2,488,200	\$26,203,426	\$0
2032/33	638	17,166	\$26,203,426	(\$77,143,231)	\$40,772,694	(\$36,370,537)	\$37,018,941	\$648,404	\$2,488,200	\$29,340,029	\$0
2033/34	638	17,804	\$29,340,029	(\$79,407,249)	\$41,996,738	(\$37,410,511)	\$38,394,668	\$984,156	\$2,488,200	\$32,812,386	\$0
2034/35	638	18,442	\$32,812,386	(\$81,671,267)	\$43,220,781	(\$38,450,486)	\$39,770,395	\$1,319,909	\$2,488,200	\$36,620,495	\$0
2035/36	638	19,080	\$36,620,495	(\$83,935,257)	\$44,444,799	(\$39,490,458)	\$41,146,096	\$1,655,638	\$2,488,200	\$40,764,333	\$0
2036/37	638	19,718	\$40,764,333	(\$86,199,247)	\$45,668,817	(\$40,530,430)	\$42,521,797	\$1,991,366	\$2,488,200	\$45,243,899	\$0
2037/38	638	20,356	\$45,243,899	(\$88,822,244)	\$46,892,835	(\$41,929,409)	\$43,897,498	\$1,968,089	\$2,488,200	\$49,700,188	\$0
2038/39	638	20,994	\$49,700,188	(\$91,086,234)	\$48,116,853	(\$42,969,381)	\$45,273,198	\$2,303,817	\$2,488,200	\$54,492,205	\$0
2039/40	226	21,220	\$54,492,205	(\$92,137,194)	\$48,596,548	(\$43,540,646)	\$45,786,000	\$2,245,354	\$881,400	\$57,618,959	\$0

"dev\_fee\_cf\_sc1"

[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in all years. As a result, there will be an ending positive balance. Current estimates show the need for an Urban Services Shortfall Fee of \$3,900/unit. Since cost estimates and other factors are still uncertain, the recommended Urban Services Shortfall Fee is recommended to be \$4,500/unit.

## APPENDICES

- APPENDIX A: DETAILED SHERIFF COST ESTIMATES
- APPENDIX B: PVSP ANNUAL CASH FLOW SENSITIVITY ANALYSIS
- APPENDIX C: SUPPORTING INFORMATION FOR TRAILS, PARKS, PARKS MAINTENANCE, STAFFING, AND PROGRAMMING

## APPENDIX A

### DETAILED SHERIFF COST ESTIMATES

Table A-1	Detailed Projected Cost and Phasing: Sheriff (4 pages) .....	A-1
Table A-2	Allocation of Costs through 2029, Using Base Case Triggers .....	A-5
Table A-3	Calculation of Costs: 2029 through 2040 .....	A-6
Table A-4	Allocation of Costs: 2029 through 2040 .....	A-7
Table A-5	Summary of Proposed Sheriff Annual Costs.....	A-8

**Table A-1**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Detailed Projected Cost and Phasing: Sheriff (2006\$)**

Item	Unit Quantity at Buildout	Per Unit Cost per Unit at Buildout	Total Cost at Buildout (2006\$) (Exc. SPA)	Timing (Building Permit)						
				1	700	1,200	1,700	2,200	2,700	3,200
Staffing										
Sworn Staff Regular										
Lieutenant	1	\$216,300	\$216,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sgt./Investigation	6	\$150,380	\$902,280	\$15,038	\$45,114	\$60,152	\$90,228	\$120,304	\$150,380	\$180,456
Deputy II-Investigation	3	\$134,930	\$404,790	\$13,493	\$26,986	\$26,986	\$53,972	\$67,465	\$80,958	\$94,451
Deputies-Patrol	31	\$129,780	\$4,023,180	\$129,780	\$207,648	\$324,450	\$480,186	\$648,900	\$765,702	\$921,438
Deputies-Traffic	3	\$129,780	\$389,340	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Deputy II-School Resource Officers	4	\$129,780	\$519,120	\$0	\$38,934	\$38,934	\$38,934	\$38,934	\$38,934	\$77,868
Non-Sworn Staff										
Administrative Secretary	1	\$73,130	\$73,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Clerk-Journey (1Sr/3Alc)	4	\$70,394	\$281,576	\$0	\$0	\$0	\$0	\$0	\$0	\$70,394
Equipment Service Worker-II	1	\$72,466	\$72,466	\$0	\$0	\$0	\$7,247	\$7,247	\$7,247	\$14,493
Community Service Office-II (CSO)	4	\$77,765	\$311,060	\$0	\$0	\$0	\$77,765	\$77,765	\$77,765	\$77,765
Subtotal Staffing			\$7,193,242	\$158,311	\$318,682	\$450,522	\$748,332	\$960,615	\$1,120,986	\$1,436,865
Services & Programs										
Sheriff Patrol OT/EH/Ret S/L	44	\$12,824	\$564,234	\$9,270	\$16,223	\$39,753	\$60,270	\$80,788	\$96,176	\$115,412
Comm Srv OT/EH/Ret S/L	4	\$7,501	\$30,006	\$0	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$4,501
Direct Supervision Overhead	48	\$9,890	\$474,723	\$11,868	\$23,736	\$33,626	\$49,450	\$65,274	\$77,142	\$94,945
Patrol Services/Supplies	44	\$16,033	\$705,451	\$19,240	\$33,669	\$49,702	\$75,355	\$101,008	\$120,247	\$144,297
Comm Services/Supplies	4	\$22,644	\$90,574	\$0	\$6,793	\$6,793	\$6,793	\$6,793	\$6,793	\$13,586
Administrative Overhead	58	\$15,320	\$888,573	\$18,384	\$26,389	\$52,089	\$93,453	\$117,966	\$136,350	\$180,779
Special Teams Program	44	\$1,870	\$82,293	\$2,100	\$4,200	\$6,564	\$10,200	\$13,199	\$16,200	\$19,199
Evidence Unit Program	44	\$6,325	\$278,311	\$7,102	\$14,204	\$22,201	\$34,495	\$44,640	\$54,786	\$64,931
Communications & Dispatch Services	44	\$13,365	\$588,057	\$7,580	\$30,012	\$46,909	\$72,886	\$94,322	\$115,760	\$137,196
Records	44	\$6,751	\$297,030	\$7,580	\$15,160	\$23,694	\$36,815	\$47,643	\$58,471	\$69,298
Vehicles	53	\$15,691	\$831,624	\$15,691	\$37,658	\$53,349	\$94,146	\$120,821	\$139,650	\$169,463
Helicopter	44	\$1,646	\$72,404	\$1,848	\$3,696	\$5,776	\$8,974	\$11,613	\$14,253	\$16,892
Subtotal Services & Programs			\$4,903,280	\$100,662	\$213,990	\$342,707	\$545,089	\$706,318	\$838,079	\$1,030,498
Building Maintenance (Sq. Ft.)	19,000	\$10	\$185,915	\$19,570	\$19,570	\$19,570	\$19,570	\$19,570	\$19,570	\$68,495
Other	58	\$7,054	\$409,159	\$8,465	\$16,931	\$23,985	\$43,032	\$54,319	\$62,785	\$83,243
Total			\$12,691,596	\$287,009	\$569,172	\$836,784	\$1,356,023	\$1,740,822	\$2,041,419	\$2,619,101

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

**Table A-1**  
**Placer Vineyards Specific Plan - County Services Area (CSA) #1**  
**Projected Phasing: Sheriff**

Item	Timing (Building Permit)									
	3,700	4,200	4,700	5,200	5,700	6,137	6,573	7,009	7,446	7,882
<b>Staffing</b>										
<b>Sworn Staff Regular</b>										
Lieutenant	\$0	\$0	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$195,494	\$225,570	\$255,646	\$285,722	\$300,760	\$330,836	\$511,292	\$601,520	\$601,520	\$601,520
Deputy II-Investigation	\$107,944	\$121,437	\$134,930	\$148,423	\$161,916	\$175,409	\$134,930	\$134,930	\$134,930	\$134,930
Deputies-Patrol	\$1,051,218	\$1,206,954	\$1,323,756	\$1,492,470	\$1,609,272	\$1,726,074	\$1,894,788	\$2,076,480	\$2,206,260	\$2,336,040
Deputies-Traffic	\$0	\$129,780	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560	\$259,560
Deputy II-School Resource Officers	\$207,648	\$207,648	\$337,428	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340
<b>Non-Sworn Staff</b>										
Administrative Secretary	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3Alc)	\$70,394	\$70,394	\$70,394	\$70,394	\$140,788	\$140,788	\$140,788	\$140,788	\$281,576	\$281,576
Equipment Service Worker-II	\$14,493	\$21,740	\$28,986	\$28,986	\$28,986	\$36,233	\$36,233	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$77,765	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$155,530	\$233,295
<b>Subtotal Staffing</b>	<b>\$1,724,956</b>	<b>\$2,139,053</b>	<b>\$2,782,530</b>	<b>\$3,046,725</b>	<b>\$3,262,452</b>	<b>\$3,430,070</b>	<b>\$3,738,761</b>	<b>\$4,120,044</b>	<b>\$4,390,612</b>	<b>\$4,598,157</b>
<b>Services &amp; Programs</b>										
Sheriff Patrol OT/EH/Ret S/L	\$130,800	\$162,858	\$203,894	\$224,411	\$238,517	\$253,905	\$282,117	\$307,764	\$320,588	\$333,411
Comm Srv OT/EH/Ret S/L	\$12,002	\$12,002	\$19,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504	\$22,504
Direct Supervision Overhead	\$116,703	\$141,428	\$182,966	\$202,746	\$213,625	\$225,493	\$247,252	\$267,032	\$276,922	\$286,812
Patrol Services/Supplies	\$163,536	\$203,619	\$254,924	\$280,577	\$298,213	\$317,453	\$352,726	\$384,792	\$400,825	\$416,857
Comm Services/Supplies	\$36,230	\$36,230	\$58,873	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931	\$67,931
Administrative Overhead	\$214,483	\$269,636	\$335,513	\$366,153	\$398,326	\$418,242	\$451,946	\$582,168	\$551,528	\$582,168
Special Teams Program	\$22,200	\$25,199	\$28,199	\$31,199	\$34,199	\$36,817	\$39,436	\$42,054	\$44,672	\$44,672
Evidence Unit Program	\$75,077	\$85,222	\$95,368	\$105,513	\$115,659	\$124,514	\$133,369	\$142,223	\$151,078	\$151,078
Communications & Dispatch Services	\$158,633	\$180,070	\$201,507	\$222,944	\$244,381	\$263,091	\$281,801	\$300,511	\$319,221	\$319,221
Records	\$80,127	\$90,954	\$101,783	\$112,610	\$123,438	\$132,889	\$142,339	\$228,206	\$161,240	\$161,240
Vehicles	\$203,983	\$260,471	\$327,942	\$359,324	\$376,584	\$396,983	\$431,503	\$470,731	\$486,422	\$517,804
Helicopter	\$22,171	\$22,171	\$24,811	\$27,450	\$30,089	\$32,392	\$34,697	\$37,000	\$39,304	\$39,304
<b>Subtotal Services &amp; Programs</b>	<b>\$1,235,944</b>	<b>\$1,489,860</b>	<b>\$1,835,284</b>	<b>\$2,023,362</b>	<b>\$2,163,467</b>	<b>\$2,292,214</b>	<b>\$2,487,619</b>	<b>\$2,852,915</b>	<b>\$2,842,234</b>	<b>\$2,943,003</b>
Building Maintenance (Sq. Ft.)	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$68,495	\$185,915	\$185,915	\$185,915
Other	\$98,763	\$124,159	\$154,493	\$168,602	\$183,416	\$192,587	\$208,107	\$268,070	\$253,961	\$268,070
<b>Total</b>	<b>\$3,128,158</b>	<b>\$3,821,566</b>	<b>\$4,840,802</b>	<b>\$5,307,184</b>	<b>\$5,677,831</b>	<b>\$5,983,366</b>	<b>\$6,502,982</b>	<b>\$7,426,943</b>	<b>\$7,672,721</b>	<b>\$7,995,144</b>

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

**Table A-1**  
**Placer Vineyards Specific Plan - County Services Area (CSA) #1**  
**Projected Phasing: Sheriff**

Item	Timing (Building Permit)									
	8,299	8,716	9,133	9,550	9,966	10,382	10,799	11,216	11,633	12,049
<b>Staffing</b>										
<b>Sworn Staff Regular</b>										
Lieutenant	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$601,520	\$601,520	\$751,900	\$751,900	\$751,900	\$751,900	\$751,900	\$751,900	\$902,280	\$902,280
Deputy II-Investigation	\$134,930	\$134,930	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860	\$269,860
Deputies-Patrol	\$2,465,820	\$2,595,600	\$2,725,380	\$2,855,160	\$2,984,940	\$2,984,940	\$3,114,720	\$3,244,500	\$3,374,280	\$3,504,060
Deputies-Traffic	\$259,560	\$259,560	\$259,560	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340	\$389,340
Deputy II-School Resource Officers	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120	\$519,120
<b>Non-Sworn Staff</b>										
Administrative Secretary	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3A/c)	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576	\$281,576
Equipment Service Worker-II	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$233,295	\$311,060	\$311,060	\$311,060
<b>Subtotal Staffing</b>	<b>\$4,857,717</b>	<b>\$4,987,497</b>	<b>\$5,402,587</b>	<b>\$5,662,147</b>	<b>\$5,791,927</b>	<b>\$5,791,927</b>	<b>\$5,921,707</b>	<b>\$6,129,252</b>	<b>\$6,409,412</b>	<b>\$6,539,192</b>
<b>Services &amp; Programs</b>										
Sheriff Patrol OT/EH/Ret S/L	\$346,235	\$359,058	\$397,529	\$423,176	\$435,999	\$435,999	\$448,823	\$461,646	\$487,293	\$500,117
Comm Srv OT/EH/Ret S/L	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006	\$30,006
Direct Supervision Overhead	\$306,592	\$316,482	\$346,152	\$365,932	\$375,822	\$375,822	\$385,712	\$395,602	\$415,383	\$425,273
Patrol Services/Supplies	\$432,890	\$448,923	\$497,022	\$529,088	\$545,121	\$545,121	\$561,154	\$577,187	\$609,253	\$625,286
Comm Services/Supplies	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574	\$90,574
Administrative Overhead	\$612,809	\$628,129	\$674,090	\$704,730	\$720,050	\$720,050	\$735,371	\$766,011	\$796,651	\$811,972
Special Teams Program	\$49,793	\$52,294	\$54,795	\$57,295	\$59,792	\$62,291	\$64,792	\$67,293	\$69,794	\$72,290
Evidence Unit Program	\$477,399	\$176,856	\$185,313	\$193,771	\$202,212	\$210,669	\$219,126	\$227,584	\$236,041	\$244,482
Communications & Dispatch Services	\$355,818	\$373,688	\$391,558	\$409,427	\$427,263	\$445,132	\$463,003	\$480,872	\$498,741	\$516,577
Records	\$179,726	\$188,752	\$197,778	\$206,803	\$215,813	\$224,839	\$233,865	\$251,917	\$251,917	\$260,926
Vehicles	\$549,186	\$564,877	\$611,950	\$643,332	\$659,023	\$659,023	\$674,714	\$706,096	\$737,478	\$753,169
Helicopter	\$43,809	\$46,010	\$48,210	\$50,410	\$52,606	\$54,806	\$57,006	\$59,206	\$61,407	\$63,603
<b>Subtotal Services &amp; Programs</b>	<b>\$3,474,836</b>	<b>\$3,275,649</b>	<b>\$3,524,976</b>	<b>\$3,704,544</b>	<b>\$3,814,281</b>	<b>\$3,854,333</b>	<b>\$3,964,146</b>	<b>\$4,113,995</b>	<b>\$4,284,538</b>	<b>\$4,394,273</b>
Building Maintenance (Sq. Ft.)	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915	\$185,915
Other	\$282,179	\$289,233	\$310,397	\$324,506	\$331,560	\$331,560	\$338,615	\$352,724	\$366,832	\$373,887
<b>Total</b>	<b>\$8,800,647</b>	<b>\$8,738,294</b>	<b>\$9,423,875</b>	<b>\$9,877,112</b>	<b>\$10,123,683</b>	<b>\$10,163,735</b>	<b>\$10,410,382</b>	<b>\$10,781,886</b>	<b>\$11,246,698</b>	<b>\$11,493,266</b>

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

**Table A-1**  
**Placer Vineyards Specific Plan - County Services Area (CSA) #1**  
**Projected Phasing: Sheriff**

Item	Timing (Building Permit)			
	12,466	12,882	13,299	13,716
<b>Staffing</b>				
<b>Sworn Staff Regular</b>				
Lieutenant	\$216,300	\$216,300	\$216,300	\$216,300
Sgt./Investigation	\$902,280	\$902,280	\$902,280	\$902,280
Deputy II-Investigation	\$269,860	\$269,860	\$269,860	\$404,790
Deputies-Patrol	\$3,633,840	\$3,763,620	\$3,893,400	\$4,023,180
Deputies-Traffic	\$389,340	\$389,340	\$389,340	\$389,340
Deputy II-School Resource Officers	\$519,120	\$519,120	\$519,120	\$519,120
<b>Non-Sworn Staff</b>				
Administrative Secretary	\$73,130	\$73,130	\$73,130	\$73,130
Administrative Clerk-Journey (1Sr/3Alc)	\$281,576	\$281,576	\$281,576	\$281,576
Equipment Service Worker-II	\$72,466	\$72,466	\$72,466	\$72,466
Community Service Office-II (CSO)	\$311,060	\$311,060	\$311,060	\$311,060
<b>Subtotal Staffing</b>	<b>\$6,668,972</b>	<b>\$6,798,752</b>	<b>\$6,928,532</b>	<b>\$7,193,242</b>
<b>Services &amp; Programs</b>				
Sheriff Patrol OT/EH/Ret S/L	\$512,940	\$525,764	\$538,587	\$564,234
Comm Srv OT/EH/Ret S/L	\$30,006	\$30,006	\$30,006	\$30,006
Direct Supervision Overhead	\$435,163	\$445,053	\$454,943	\$474,723
Patrol Services/Supplies	\$641,319	\$657,352	\$673,385	\$705,451
Comm Services/Supplies	\$90,574	\$90,574	\$90,574	\$90,574
Administrative Overhead	\$827,292	\$842,612	\$857,932	\$888,573
Special Teams Program	\$74,790	\$77,291	\$79,792	\$82,293
Evidence Unit Program	\$252,939	\$261,396	\$269,854	\$278,311
Communications & Dispatch Services	\$534,447	\$552,317	\$570,186	\$588,057
Records	\$269,952	\$278,978	\$288,004	\$297,030
Vehicles	\$768,860	\$784,551	\$800,242	\$831,624
Helicopter	\$65,803	\$68,003	\$70,203	\$72,404
<b>Subtotal Services &amp; Programs</b>	<b>\$4,504,085</b>	<b>\$4,613,896</b>	<b>\$4,723,709</b>	<b>\$4,903,280</b>
Building Maintenance (Sq. Ft.)	\$185,915	\$185,915	\$185,915	\$185,915
Other	\$380,941	\$387,996	\$395,050	\$409,159
<b>Total</b>	<b>\$11,739,913</b>	<b>\$11,986,559</b>	<b>\$12,233,206</b>	<b>\$12,691,596</b>

"sheriff\_backup"

Source: Placer Vineyards Services as Proposed by Placer County (Placer County Executive Office - January 3, 2007).

**Table A-2**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Allocation of Costs through 2029 Using Base Case Triggers**

Year	Blueprint		Base Plan Unit Triggers [1]	Cost
	Annual Units	Cumulative Units		
2008/09	536	536	1	\$287,009
2009/10	536	1,072	700	\$569,172
2010/11	765	1,837	1,700	\$1,356,023
2011/12	765	2,602	2,200	\$1,740,822
2012/13	765	3,367	3,700	\$3,128,158
2013/14	765	4,132	3,700	\$3,128,158
2014/15	765	4,897	4,700	\$4,840,802
2015/16	765	5,662	5,200	\$5,307,184
2016/17	765	6,427	6,137	\$5,983,366
2017/18	765	7,192	7,009	\$7,426,943
2018/19	765	7,957	7,882	\$7,995,144
2019/20	765	8,722	8,716	\$8,738,294
2020/21	668	9,390	9,133	\$9,423,875
2021/22	668	10,058	9,966	\$10,123,683
2022/23	668	10,726	10,382	\$10,163,735
2023/24	668	11,394	11,216	\$10,781,886
2024/25	668	12,062	12,049	\$11,493,266
2025/26	638	12,700	12,466	\$11,739,913
2026/27	638	13,338	13,299	\$12,233,206
2027/28	638	13,976	13,716	\$12,691,593
2028/29	638	14,614	14,132	\$12,731,573

"sheriff\_1"

[1] See **Table A-1**, if necessary, for additional details.



**Table A-3**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Calculation of Costs: 2029 through 2040**

Item	Source	Formula	Amount
Sheriff Cost at Buildout - Blueprint	PC Proposed Services (12/21/06)	<i>a</i>	\$19,097,340
Sheriff Cost at Buildout - Base	PC Proposed Services (12/14/06) (See <b>Table 1</b> or <b>Table A-1</b> )	<i>b</i>	\$12,731,573
<b>Difference</b>		<b><i>c = a - b</i></b>	<b>\$6,365,767</b>
Units at Last Year Using Base Triggers	Table 1	<i>d</i>	14,614
Units at Blueprint Buildout		<i>e</i>	21,220
<b>Difference</b>		<b><i>f = e - d</i></b>	<b>6,606</b>
<b>Cost per Remaining Unit (2029 - 2040)</b>		<b><i>g = c/f</i></b>	<b>\$964</b>

"sheriff\_2"

**Table A-4**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Allocation of Costs: 2029 through 2040**

Year	Blueprint		Cost per Unit (Table 2)	Additional Annual Cost	Annual Cost	Notes
	Annual Units	Cumulative Units				
<i>Formula</i>	<i>a</i>	<i>b</i>	<i>c</i>	<i>d = a x c</i>	<i>e (see Notes)</i>	
2028/29	638	14,614	-	-	\$12,731,573	<b>Source: Table 1</b> = Prior Year Annual Cost + Current Year Additional Cost
2029/30	638	15,252	\$964	\$614,799	\$13,346,372	
2030/31	638	15,890	\$964	\$614,799	\$13,961,170	
2031/32	638	16,528	\$964	\$614,799	\$14,575,969	
2032/33	638	17,166	\$964	\$614,799	\$15,190,767	
2033/34	638	17,804	\$964	\$614,799	\$15,805,566	
2034/35	638	18,442	\$964	\$614,799	\$16,420,364	
2035/36	638	19,080	\$964	\$614,799	\$17,035,163	
2036/37	638	19,718	\$964	\$614,799	\$17,649,962	
2037/38	638	20,356	\$964	\$614,799	\$18,264,760	
2038/39	638	20,994	\$964	\$614,799	\$18,879,559	
2039/40	226	21,220	\$964	\$217,781	\$19,097,340	\$18,879,559 + \$217,781

"sheriff\_3"

## APPENDIX B

## PVSP ANNUAL CASH FLOW SENSITIVITY ANALYSIS

Table B-1	Shortfall Analysis: Alternative Residential Development Scenarios.....	B-1
Table B-2	Shortfall Analysis: Development Impact Fee Cash Flow—Scenario #1 .....	B-2
Table B-3	Shortfall Analysis: Development Impact Fee Cash Flow—Scenario #2 .....	B-3
Table B-4	Shortfall Analysis: Development Impact Fee Cash Flow—Scenario #3 .....	B-4

**Table B-1**  
**Placer Vineyards Specific Plan - Blueprint Urban Services Plan**  
**Shortfall Analysis: Alternative Residential Development Scenarios**

Year	Scenario #1		Scenario #2		Scenario #3	
	Annual	Cum.	Annual	Cum.	Annual	Cum.
2008/09	536	536	536	536	536	536
2009/10	536	1,071	536	1,071	536	1,071
2010/11	536	1,607	536	1,607	536	1,607
2011/12	536	2,143	536	2,143	536	2,143
2012/13	536	2,679	536	2,679	536	2,679
2013/14	536	3,214	536	3,214	536	3,214
2014/15	765	3,980	536	3,750	536	3,750
2015/16	765	4,745	536	4,286	536	4,286
2016/17	765	5,510	765	5,051	536	4,822
2017/18	765	6,276	765	5,816	536	5,357
2018/19	765	7,041	765	6,582	536	5,893
2019/20	765	7,806	765	7,347	536	6,429
2020/21	669	8,475	536	7,883	536	6,964
2021/22	669	9,144	536	8,419	536	7,500
2022/23	669	9,813	536	8,954	536	8,036
2023/24	669	10,482	536	9,490	536	8,572
2024/25	669	11,151	536	10,026	536	9,107
2025/26	638	11,789	536	10,561	536	9,643
2026/27	638	12,427	765	11,327	536	10,179
2027/28	638	13,066	765	12,092	536	10,714
2028/29	638	13,704	765	12,857	536	11,250
2029/30	638	14,342	765	13,623	536	11,786
2030/31	689	15,031	536	14,158	536	12,322
2031/32	689	15,720	536	14,694	536	12,857
2032/33	689	16,408	536	15,230	536	13,393
2033/34	689	17,097	536	15,766	536	13,929
2034/35	689	17,786	536	16,301	536	14,465
2035/36	689	18,475	536	16,837	536	15,000
2036/37	689	19,164	536	17,373	536	15,536
2037/38	306	19,470	566	17,939	536	16,072
2038/39	0	19,470	765	18,704	536	16,607
2039/40	0	19,470	765	19,470	536	17,143

"altsc\_unit\_summary"

Source: Goodwin Consulting Group (October 28, 2006).

Table B-2  
Placer Vineyards Specific Plan - Blueprint Urban Services Plan  
Shortfall Analysis: Development Impact Fee Cash Flow

County Development  
Scenario #1

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Dev. Impact Fee)	Annual Development Impact Fee Revenue [1]	Ending Balance	Shortfall Funding Required
				Gross Annual Costs	Offsetting Revenues	Total					
	a	b	c	d	e	f = d + e	g	h = f + g	i = \$3,900 per unit	j = c + h + i	k
2008/09	536	536	\$0	(\$4,585,458)	\$2,215,058	(\$2,370,400)	\$1,155,665	(\$1,214,735)	\$2,089,323	\$874,588	\$0
2009/10	536	1,071	\$874,588	(\$7,246,232)	\$3,510,843	(\$3,735,389)	\$2,311,823	(\$1,423,566)	\$2,089,323	\$1,540,345	\$0
2010/11	536	1,607	\$1,540,345	(\$10,125,924)	\$4,980,910	(\$5,145,014)	\$3,961,611	(\$1,183,403)	\$2,089,323	\$2,446,265	\$0
2011/12	536	2,143	\$2,446,265	(\$13,206,463)	\$6,764,465	(\$6,441,998)	\$5,611,398	(\$830,599)	\$2,089,323	\$3,704,988	\$0
2012/13	536	2,679	\$3,704,988	(\$16,803,123)	\$8,456,296	(\$8,346,827)	\$7,261,186	(\$1,085,641)	\$2,089,323	\$4,708,671	\$0
2013/14	536	3,214	\$4,708,671	(\$18,888,124)	\$9,789,201	(\$9,098,923)	\$8,910,974	(\$187,949)	\$2,089,323	\$6,610,045	\$0
2014/15	765	3,980	\$6,610,045	(\$22,569,652)	\$11,420,649	(\$11,149,003)	\$10,560,761	(\$588,241)	\$2,984,747	\$9,006,551	\$0
2015/16	765	4,745	\$9,006,551	(\$29,940,411)	\$15,713,436	(\$14,226,974)	\$12,210,549	(\$2,016,425)	\$2,984,747	\$9,974,873	\$0
2016/17	765	5,510	\$9,974,873	(\$32,794,504)	\$17,164,212	(\$15,630,292)	\$13,860,337	(\$1,769,955)	\$2,984,747	\$11,189,665	\$0
2017/18	765	6,276	\$11,189,665	(\$41,126,186)	\$21,572,388	(\$19,553,798)	\$15,510,124	(\$4,043,674)	\$2,984,747	\$10,130,739	\$0
2018/19	765	7,041	\$10,130,739	(\$43,635,710)	\$23,004,340	(\$20,631,370)	\$17,159,912	(\$3,471,458)	\$2,984,747	\$9,644,028	\$0
2019/20	765	7,806	\$9,644,028	(\$46,594,987)	\$24,466,789	(\$22,128,198)	\$18,809,700	(\$3,318,499)	\$2,984,747	\$9,310,276	\$0
2020/21	669	8,475	\$9,310,276	(\$49,195,575)	\$25,754,417	(\$23,441,157)	\$20,250,385	(\$3,190,772)	\$2,608,669	\$8,728,173	\$0
2021/22	669	9,144	\$8,728,173	(\$52,532,293)	\$27,450,065	(\$25,082,229)	\$21,691,070	(\$3,391,158)	\$2,608,669	\$7,945,684	\$0
2022/23	669	9,813	\$7,945,684	(\$54,315,263)	\$28,625,167	(\$25,690,096)	\$23,131,755	(\$2,558,340)	\$2,608,669	\$7,996,013	\$0
2023/24	669	10,482	\$7,996,013	(\$56,676,331)	\$29,901,042	(\$26,775,289)	\$24,572,441	(\$2,202,849)	\$2,608,669	\$8,401,834	\$0
2024/25	669	11,151	\$8,401,834	(\$59,469,598)	\$31,193,168	(\$28,276,430)	\$26,013,126	(\$2,263,304)	\$2,608,669	\$8,747,199	\$0
2025/26	638	11,789	\$8,747,199	(\$61,365,464)	\$32,353,036	(\$29,012,428)	\$27,388,853	(\$1,623,575)	\$2,489,279	\$9,612,903	\$0
2026/27	638	12,427	\$9,612,903	(\$63,507,976)	\$33,555,899	(\$29,952,077)	\$28,764,580	(\$1,187,497)	\$2,489,279	\$10,914,685	\$0
2027/28	638	13,066	\$10,914,685	(\$65,615,582)	\$34,752,677	(\$30,862,905)	\$30,140,307	(\$722,598)	\$2,489,279	\$12,681,365	\$0
2028/29	638	13,704	\$12,681,365	(\$67,304,781)	\$35,876,520	(\$31,428,261)	\$31,516,033	\$87,772	\$2,489,279	\$15,258,417	\$0
2029/30	638	14,342	\$15,258,417	(\$70,351,178)	\$37,100,564	(\$33,250,614)	\$32,891,760	(\$358,854)	\$2,489,279	\$17,388,842	\$0
2030/31	689	15,031	\$17,388,842	(\$72,615,196)	\$38,324,607	(\$34,290,589)	\$34,267,487	(\$23,101)	\$2,686,273	\$20,052,013	\$0
2031/32	689	15,720	\$20,052,013	(\$74,879,213)	\$39,548,651	(\$35,330,563)	\$35,643,214	\$312,651	\$2,686,273	\$23,050,937	\$0
2032/33	689	16,408	\$23,050,937	(\$77,143,231)	\$40,772,694	(\$36,370,537)	\$37,018,941	\$648,404	\$2,686,273	\$26,385,613	\$0
2033/34	689	17,097	\$26,385,613	(\$79,407,249)	\$41,996,738	(\$37,410,511)	\$38,394,668	\$984,156	\$2,686,273	\$30,056,042	\$0
2034/35	689	17,786	\$30,056,042	(\$81,671,267)	\$43,220,781	(\$38,450,486)	\$39,770,395	\$1,319,909	\$2,686,273	\$34,062,224	\$0
2035/36	689	18,475	\$34,062,224	(\$83,935,257)	\$44,444,799	(\$39,490,458)	\$41,146,096	\$1,655,638	\$2,686,273	\$38,404,134	\$0
2036/37	689	19,164	\$38,404,134	(\$86,199,247)	\$45,668,817	(\$40,530,430)	\$42,521,797	\$1,991,366	\$2,686,273	\$43,081,774	\$0
2037/38	306	19,470	\$43,081,774	(\$88,822,244)	\$46,892,835	(\$41,929,409)	\$43,897,498	\$1,968,089	\$1,193,899	\$46,243,761	\$0
2038/39	0	19,470	\$46,243,761	(\$91,086,234)	\$48,116,853	(\$42,969,381)	\$45,273,198	\$2,303,817	\$0	\$48,547,578	\$0
2039/40	0	19,470	\$48,547,578	(\$92,137,194)	\$48,596,548	(\$43,540,646)	\$45,786,000	\$2,245,354	\$0	\$50,792,933	\$0

"dev\_fee\_cf\_alts1"

[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in nearly all years. As a result, there will be an ending positive balance.

Table B-3  
Placer Vineyards Specific Plan  
Shortfall Analysis: Development Impact Fee Cash Flow

County Development  
Scenario #2

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Dev. Impact Fee)	Annual Development Impact Fee Revenue [1]	Ending Balance	Shortfall Funding Required
				Gross Annual Costs	Offsetting Revenues	Total					
	a	b	c	d	e	f = d + e	g	h = f + g	i = \$3,900 per unit	j = c + h + i	k
2008/09	536	536	\$0	(\$4,585,458)	\$2,215,058	(\$2,370,400)	\$1,155,665	(\$1,214,735)	\$2,089,323	\$874,588	\$0
2009/10	536	1,071	\$874,588	(\$7,246,232)	\$3,510,843	(\$3,735,389)	\$2,311,823	(\$1,423,566)	\$2,089,323	\$1,540,345	\$0
2010/11	536	1,607	\$1,540,345	(\$10,125,924)	\$4,980,910	(\$5,145,014)	\$3,961,611	(\$1,183,403)	\$2,089,323	\$2,446,265	\$0
2011/12	536	2,143	\$2,446,265	(\$13,206,463)	\$6,764,465	(\$6,441,998)	\$5,611,398	(\$830,599)	\$2,089,323	\$3,704,988	\$0
2012/13	536	2,679	\$3,704,988	(\$16,803,123)	\$8,456,296	(\$8,346,827)	\$7,261,186	(\$1,085,641)	\$2,089,323	\$4,708,671	\$0
2013/14	536	3,214	\$4,708,671	(\$18,888,124)	\$9,789,201	(\$9,098,923)	\$8,910,974	(\$187,949)	\$2,089,323	\$6,610,045	\$0
2014/15	536	3,750	\$6,610,045	(\$22,569,652)	\$11,420,649	(\$11,149,003)	\$10,560,761	(\$588,241)	\$2,089,323	\$8,111,127	\$0
2015/16	536	4,286	\$8,111,127	(\$29,940,411)	\$15,713,436	(\$14,226,974)	\$12,210,549	(\$2,016,425)	\$2,089,323	\$8,184,024	\$0
2016/17	765	5,051	\$8,184,024	(\$32,794,504)	\$17,164,212	(\$15,630,292)	\$13,860,337	(\$1,769,955)	\$2,984,747	\$9,398,816	\$0
2017/18	765	5,816	\$9,398,816	(\$41,126,186)	\$21,572,388	(\$19,553,798)	\$15,510,124	(\$4,043,674)	\$2,984,747	\$8,339,890	\$0
2018/19	765	6,582	\$8,339,890	(\$43,635,710)	\$23,004,340	(\$20,631,370)	\$17,159,912	(\$3,471,458)	\$2,984,747	\$7,553,179	\$0
2019/20	765	7,347	\$7,853,179	(\$46,594,987)	\$24,466,789	(\$22,128,198)	\$18,809,700	(\$3,318,499)	\$2,984,747	\$7,519,428	\$0
2020/21	536	7,883	\$7,519,428	(\$49,195,575)	\$25,754,417	(\$23,441,157)	\$20,250,385	(\$3,190,772)	\$2,089,323	\$6,417,979	\$0
2021/22	536	8,419	\$6,417,979	(\$52,532,293)	\$27,450,065	(\$25,082,229)	\$21,691,070	(\$3,391,158)	\$2,089,323	\$5,116,144	\$0
2022/23	536	8,954	\$5,116,144	(\$54,315,263)	\$28,625,167	(\$25,690,096)	\$23,131,755	(\$2,558,340)	\$2,089,323	\$4,647,126	\$0
2023/24	536	9,490	\$4,647,126	(\$56,676,331)	\$29,901,042	(\$26,775,289)	\$24,572,441	(\$2,202,849)	\$2,089,323	\$4,533,601	\$0
2024/25	536	10,026	\$4,533,601	(\$59,469,598)	\$31,193,168	(\$28,276,430)	\$26,013,126	(\$2,263,304)	\$2,089,323	\$4,359,620	\$0
2025/26	536	10,561	\$4,359,620	(\$61,365,464)	\$32,353,036	(\$29,012,428)	\$27,388,853	(\$1,623,575)	\$2,089,323	\$4,825,368	\$0
2026/27	765	11,327	\$4,825,368	(\$63,507,976)	\$33,555,899	(\$29,952,077)	\$28,764,580	(\$1,187,497)	\$2,984,747	\$6,622,618	\$0
2027/28	765	12,092	\$6,622,618	(\$65,615,582)	\$34,752,677	(\$30,862,905)	\$30,140,307	(\$722,598)	\$2,984,747	\$8,884,767	\$0
2028/29	765	12,857	\$8,884,767	(\$67,304,781)	\$35,876,520	(\$31,428,261)	\$31,516,033	\$87,772	\$2,984,747	\$11,957,286	\$0
2029/30	765	13,623	\$11,957,286	(\$70,351,178)	\$37,100,564	(\$33,250,614)	\$32,891,760	(\$358,854)	\$2,984,747	\$14,583,179	\$0
2030/31	536	14,158	\$14,583,179	(\$72,615,196)	\$38,324,607	(\$34,290,589)	\$34,267,487	(\$23,101)	\$2,089,323	\$16,649,401	\$0
2031/32	536	14,694	\$16,649,401	(\$74,879,213)	\$39,548,651	(\$35,330,563)	\$35,643,214	\$312,651	\$2,089,323	\$19,051,375	\$0
2032/33	536	15,230	\$19,051,375	(\$77,143,231)	\$40,772,694	(\$36,370,537)	\$37,018,941	\$648,404	\$2,089,323	\$21,789,102	\$0
2033/34	536	15,766	\$21,789,102	(\$79,407,249)	\$41,996,738	(\$37,410,511)	\$38,394,668	\$984,156	\$2,089,323	\$24,862,582	\$0
2034/35	536	16,301	\$24,862,582	(\$81,671,267)	\$43,220,781	(\$38,450,486)	\$39,770,395	\$1,319,909	\$2,089,323	\$28,271,814	\$0
2035/36	536	16,837	\$28,271,814	(\$83,935,257)	\$44,444,799	(\$39,490,458)	\$41,146,096	\$1,655,638	\$2,089,323	\$32,016,775	\$0
2036/37	536	17,373	\$32,016,775	(\$86,199,247)	\$45,668,817	(\$40,530,430)	\$42,521,797	\$1,991,366	\$2,089,323	\$36,097,465	\$0
2037/38	566	17,939	\$36,097,465	(\$88,822,244)	\$46,892,835	(\$41,929,409)	\$43,897,498	\$1,968,089	\$2,208,713	\$40,274,266	\$0
2038/39	765	18,704	\$40,274,266	(\$91,086,234)	\$48,116,853	(\$42,969,381)	\$45,273,198	\$2,303,817	\$2,984,747	\$45,562,831	\$0
2039/40	765	19,470	\$45,562,831	(\$92,137,194)	\$48,596,548	(\$43,540,646)	\$45,786,000	\$2,245,354	\$2,984,747	\$50,792,933	\$0

"dev\_fee\_cf\_altsc2"

[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in nearly all years. As a result, there will be an ending positive balance.

Table B-4  
Placer Vineyards Specific Plan  
Shortfall Analysis: Development Impact Fee Cash Flow

County Development  
Scenario #3

Year	Units	Cumulative Units	Beginning Balance	Annual Surplus/(Shortfall)			Annual Services Tax/Assess. Revenue	Surplus/Shortfall (Before Dev. Impact Fee)	Annual Development Impact Fee Revenue [1]	Surplus/ (Shortfall) Funding Subtotal [2]	Shortfall Funding [2]
				Gross Annual Costs	Offsetting Revenues	Total					
	a	b	c	d	e	f = d + e	g	h = f + g	i = \$3,900 per unit	j = c + h + i	k
2008/09	536	536	\$0	(\$4,585,458)	\$2,215,058	(\$2,370,400)	\$1,155,665	(\$1,214,735)	\$2,089,323	\$874,588	\$0
2009/10	536	1,071	\$874,588	(\$7,246,232)	\$3,510,843	(\$3,735,389)	\$2,311,823	(\$1,423,566)	\$2,089,323	\$1,540,345	\$0
2010/11	536	1,607	\$1,540,345	(\$10,125,924)	\$4,980,910	(\$5,145,014)	\$3,961,611	(\$1,183,403)	\$2,089,323	\$2,446,265	\$0
2011/12	536	2,143	\$2,446,265	(\$13,206,463)	\$6,764,465	(\$6,441,998)	\$5,611,398	(\$830,599)	\$2,089,323	\$3,704,988	\$0
2012/13	536	2,679	\$3,704,988	(\$16,803,123)	\$8,456,296	(\$8,346,827)	\$7,261,186	(\$1,085,641)	\$2,089,323	\$4,708,671	\$0
2013/14	536	3,214	\$4,708,671	(\$18,888,124)	\$9,789,201	(\$9,098,923)	\$8,910,974	(\$187,949)	\$2,089,323	\$6,610,045	\$0
2014/15	536	3,750	\$6,610,045	(\$22,569,652)	\$11,420,649	(\$11,149,003)	\$10,560,761	(\$588,241)	\$2,089,323	\$8,111,127	\$0
2015/16	536	4,286	\$8,111,127	(\$29,940,411)	\$15,713,436	(\$14,226,974)	\$12,210,549	(\$2,016,425)	\$2,089,323	\$8,184,024	\$0
2016/17	536	4,822	\$8,184,024	(\$32,794,504)	\$17,164,212	(\$15,630,292)	\$13,860,337	(\$1,769,955)	\$2,089,323	\$8,503,392	\$0
2017/18	536	5,357	\$8,503,392	(\$41,126,186)	\$21,572,388	(\$19,553,798)	\$15,510,124	(\$4,043,674)	\$2,089,323	\$6,549,042	\$0
2018/19	536	5,893	\$6,549,042	(\$43,635,710)	\$23,004,340	(\$20,631,370)	\$17,159,912	(\$3,471,458)	\$2,089,323	\$5,166,907	\$0
2019/20	536	6,429	\$5,166,907	(\$46,594,987)	\$24,466,789	(\$22,128,198)	\$18,809,700	(\$3,318,499)	\$2,089,323	\$3,937,731	\$0
2020/21	536	6,964	\$3,937,731	(\$49,195,575)	\$25,754,417	(\$23,441,157)	\$20,250,385	(\$3,190,772)	\$2,089,323	\$2,836,282	\$0
2021/22	536	7,500	\$2,836,282	(\$52,532,293)	\$27,450,065	(\$25,082,229)	\$21,691,070	(\$3,391,158)	\$2,089,323	\$1,534,447	\$0
2022/23	536	8,036	\$1,534,447	(\$54,315,263)	\$28,625,167	(\$25,690,096)	\$23,131,755	(\$2,558,340)	\$2,089,323	\$1,065,430	\$0
2023/24	536	8,572	\$1,065,430	(\$56,676,331)	\$29,901,042	(\$26,775,289)	\$24,572,441	(\$2,202,849)	\$2,089,323	\$951,904	\$0
2024/25	536	9,107	\$951,904	(\$59,469,598)	\$31,193,168	(\$28,276,430)	\$26,013,126	(\$2,263,304)	\$2,089,323	\$777,923	\$0
2025/26	536	9,643	\$777,923	(\$61,365,464)	\$32,353,036	(\$29,012,428)	\$27,388,853	(\$1,623,575)	\$2,089,323	\$1,243,671	\$0
2026/27	536	10,179	\$1,243,671	(\$63,507,976)	\$33,555,899	(\$29,952,077)	\$28,764,580	(\$1,187,497)	\$2,089,323	\$2,145,497	\$0
2027/28	536	10,714	\$2,145,497	(\$65,615,582)	\$34,752,677	(\$30,862,905)	\$30,140,307	(\$722,598)	\$2,089,323	\$3,512,221	\$0
2028/29	536	11,250	\$3,512,221	(\$67,304,781)	\$35,876,520	(\$31,428,261)	\$31,516,033	\$87,772	\$2,089,323	\$5,689,317	\$0
2029/30	536	11,786	\$5,689,317	(\$70,351,178)	\$37,100,564	(\$33,250,614)	\$32,891,760	(\$358,854)	\$2,089,323	\$7,419,786	\$0
2030/31	536	12,322	\$7,419,786	(\$72,615,196)	\$38,324,607	(\$34,290,589)	\$34,267,487	(\$23,101)	\$2,089,323	\$9,486,007	\$0
2031/32	536	12,857	\$9,486,007	(\$74,879,213)	\$39,548,651	(\$35,330,563)	\$35,643,214	\$312,651	\$2,089,323	\$11,887,982	\$0
2032/33	536	13,393	\$11,887,982	(\$77,143,231)	\$40,772,694	(\$36,370,537)	\$37,018,941	\$648,404	\$2,089,323	\$14,625,709	\$0
2033/34	536	13,929	\$14,625,709	(\$79,407,249)	\$41,996,738	(\$37,410,511)	\$38,394,668	\$984,156	\$2,089,323	\$17,699,188	\$0
2034/35	536	14,465	\$17,699,188	(\$81,671,267)	\$43,220,781	(\$38,450,486)	\$39,770,395	\$1,319,909	\$2,089,323	\$21,108,420	\$0
2035/36	536	15,000	\$21,108,420	(\$83,935,257)	\$44,444,799	(\$39,490,458)	\$41,146,096	\$1,655,638	\$2,089,323	\$24,853,381	\$0
2036/37	536	15,536	\$24,853,381	(\$86,199,247)	\$45,668,817	(\$40,530,430)	\$42,521,797	\$1,991,366	\$2,089,323	\$28,934,071	\$0
2037/38	536	16,072	\$28,934,071	(\$88,822,244)	\$46,892,835	(\$41,929,409)	\$43,897,498	\$1,968,089	\$2,089,323	\$32,991,483	\$0
2038/39	536	16,607	\$32,991,483	(\$91,086,234)	\$48,116,853	(\$42,969,381)	\$45,273,198	\$2,303,817	\$2,089,323	\$37,384,623	\$0
2039/40 [2]	536	17,143	\$37,384,623	(\$92,137,194)	\$48,596,548	(\$43,540,646)	\$45,786,000	\$2,245,354	\$2,089,323	\$41,719,301	\$0

"dev\_fee\_cf\_alts3"

[1] Fee per unit is derived by determining a fee estimate that covers the shortfalls in nearly all years. As a result, there will be an ending positive balance.

[2] Cash flow stops in 2040, as consistent with other runs. Additional units through 19,470 will not adversely affect the cash flow because the annual revenues will continue to exceed annual costs.

## APPENDIX C

### SUPPORTING INFORMATION FOR TRAILS, PARKS, PARKS MAINTENANCE, STAFFING, AND PROGRAMMING

Table C-1	Summary of Trails and Parks Costs and Revenues .....	C-1
Table C-2	Project Annual/Cumulative Units and Population .....	C-2
Table C-3	Annual Costs at Buildout: Trails and Parks Maintenance.....	C-3
Table C-4	Estimated Trails and Parks Maintenance Costs .....	C-4
Table C-5	Estimated Community Park Corporation Yard Costs .....	C-5
Table C-6	Summary of Recreation Services Costs and Revenues .....	C-6
Table C-7	Annual Costs at Buildout: Recreation Services Cost (2 pages) .....	C-7
Table C-8	Community Park and Regional Recreation Facilities Costs.....	C-9
Table C-9	Regional Recreation Services Staffing Detail.....	C-10
Table C-10	Recreation Supervision Costs .....	C-11
Table C-11	General Programming and Recreation Programming Costs .....	C-12
Table C-12	Summary of Recreation Services Costs and Revenues .....	C-13



**Table C-1**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Summary of Trails and Parks Costs & Revenues (2006\$)**

Year	Cumulative Units	Gross Costs			Offsetting Revenues	Total Cost (2006\$)	Annual Tax Revenues	Annual Surplus/(Shortfall)
		Trails	Parks	Parks Corp. Yards				
					0%		\$188 per Unit	
2008/09	536	\$11,179	\$49,871	\$0	\$0	<b>\$61,051</b>	\$100,768	<b>\$39,717</b>
2009/10	1,072	\$22,359	\$395,229	\$6,180	\$0	<b>\$423,768</b>	\$201,536	<b>(\$222,232)</b>
2010/11	1,837	\$38,314	\$466,408	\$6,180	\$0	<b>\$510,902</b>	\$345,356	<b>(\$165,546)</b>
2011/12	2,602	\$54,270	\$537,586	\$6,180	\$0	<b>\$598,036</b>	\$489,176	<b>(\$108,860)</b>
2012/13	3,367	\$70,226	\$608,764	\$6,180	\$0	<b>\$685,170</b>	\$632,996	<b>(\$52,174)</b>
2013/14	4,132	\$109,616	\$679,943	\$6,180	\$0	<b>\$795,739</b>	\$776,816	<b>(\$18,923)</b>
2014/15	4,897	\$125,572	\$751,121	\$6,180	\$0	<b>\$882,873</b>	\$920,636	<b>\$37,763</b>
2015/16	5,662	\$141,527	\$822,300	\$6,180	\$0	<b>\$970,007</b>	\$1,064,456	<b>\$94,449</b>
2016/17	6,427	\$157,483	\$893,478	\$6,180	\$0	<b>\$1,057,141</b>	\$1,208,276	<b>\$151,135</b>
2017/18	7,192	\$173,439	\$1,085,537	\$6,180	\$0	<b>\$1,265,156</b>	\$1,352,096	<b>\$86,940</b>
2018/19	7,957	\$189,394	\$1,156,716	\$6,180	\$0	<b>\$1,352,290</b>	\$1,495,916	<b>\$143,626</b>
2019/20	8,722	\$205,350	\$1,496,518	\$12,360	\$0	<b>\$1,714,228</b>	\$1,639,736	<b>(\$74,492)</b>
2020/21	9,390	\$219,282	\$1,558,671	\$12,360	\$0	<b>\$1,790,314</b>	\$1,765,320	<b>(\$24,994)</b>
2021/22	10,058	\$233,215	\$1,620,824	\$12,360	\$0	<b>\$1,866,399</b>	\$1,890,904	<b>\$24,505</b>
2022/23	10,726	\$247,147	\$1,682,977	\$12,360	\$0	<b>\$1,942,485</b>	\$2,016,488	<b>\$74,003</b>
2023/24	11,394	\$261,080	\$1,745,131	\$12,360	\$0	<b>\$2,018,571</b>	\$2,142,072	<b>\$123,501</b>
2024/25	12,062	\$275,012	\$1,968,458	\$12,360	\$0	<b>\$2,255,831</b>	\$2,267,656	<b>\$11,825</b>
2025/26	12,700	\$288,319	\$2,027,820	\$12,360	\$0	<b>\$2,328,499</b>	\$2,387,600	<b>\$59,101</b>
2026/27	13,338	\$301,626	\$2,087,182	\$12,360	\$0	<b>\$2,401,168</b>	\$2,507,544	<b>\$106,376</b>
2027/28	13,976	\$314,933	\$2,146,544	\$12,360	\$0	<b>\$2,473,837</b>	\$2,627,488	<b>\$153,651</b>
2028/29	14,614	\$328,240	\$2,205,906	\$12,360	\$0	<b>\$2,546,505</b>	\$2,747,432	<b>\$200,927</b>
2029/30	15,252	\$341,546	\$2,668,203	\$18,540	\$0	<b>\$3,028,290</b>	\$2,867,376	<b>(\$160,914)</b>
2030/31	15,890	\$354,853	\$2,727,565	\$18,540	\$0	<b>\$3,100,959</b>	\$2,987,320	<b>(\$113,639)</b>
2031/32	16,528	\$368,160	\$2,786,927	\$18,540	\$0	<b>\$3,173,627</b>	\$3,107,264	<b>(\$66,363)</b>
2032/33	17,166	\$381,467	\$2,846,289	\$18,540	\$0	<b>\$3,246,296</b>	\$3,227,208	<b>(\$19,088)</b>
2033/34	17,804	\$394,774	\$2,905,651	\$18,540	\$0	<b>\$3,318,965</b>	\$3,347,152	<b>\$28,187</b>
2034/35	18,442	\$408,081	\$2,965,013	\$18,540	\$0	<b>\$3,391,633</b>	\$3,467,096	<b>\$75,463</b>
2035/36	19,080	\$421,387	\$3,024,375	\$18,540	\$0	<b>\$3,464,302</b>	\$3,587,040	<b>\$122,738</b>
2036/37	19,718	\$434,694	\$3,083,736	\$18,540	\$0	<b>\$3,536,971</b>	\$3,706,984	<b>\$170,013</b>
2037/38	20,356	\$448,001	\$3,411,722	\$18,540	\$0	<b>\$3,878,263</b>	\$3,826,928	<b>(\$51,335)</b>
2038/39	20,994	\$461,308	\$3,471,084	\$18,540	\$0	<b>\$3,950,932</b>	\$3,946,872	<b>(\$4,060)</b>
2039/40	21,220	\$466,021	\$3,492,112	\$18,540	\$0	<b>\$3,976,673</b>	\$3,989,360	<b>\$12,687</b>

"pk\_trail\_cy\_sum"

**Table C-2**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Project Annual/Cumulative Units and Population**

Year	Annual Units [1]	Cum. Units [1]	Annual Population	Cum. Population
2008/09	536	536	1,220	1,220
2009/10	536	1,072	1,220	2,441
2010/11	765	1,837	1,742	4,183
2011/12	765	2,602	1,742	5,925
2012/13	765	3,367	1,742	7,667
2013/14	765	4,132	1,742	9,409
2014/15	765	4,897	1,742	11,151
2015/16	765	5,662	1,742	12,893
2016/17	765	6,427	1,742	14,635
2017/18	765	7,192	1,742	16,376
2018/19	765	7,957	1,742	18,118
2019/20	765	8,722	1,742	19,860
2020/21	668	9,390	1,521	21,381
2021/22	668	10,058	1,521	22,902
2022/23	668	10,726	1,521	24,424
2023/24	668	11,394	1,521	25,945
2024/25	668	12,062	1,521	27,466
2025/26	638	12,700	1,453	28,918
2026/27	638	13,338	1,453	30,371
2027/28	638	13,976	1,453	31,824
2028/29	638	14,614	1,453	33,277
2029/30	638	15,252	1,453	34,729
2030/31	638	15,890	1,453	36,182
2031/32	638	16,528	1,453	37,635
2032/33	638	17,166	1,453	39,088
2033/34	638	17,804	1,453	40,540
2034/35	638	18,442	1,453	41,993
2035/36	638	19,080	1,453	43,446
2036/37	638	19,718	1,453	44,899
2037/38	638	20,356	1,453	46,351
2038/39	638	20,994	1,453	47,804
2039/40	226	21,220	515	48,319
<b>Total</b>	<b>21,220</b>		<b>48,319</b>	

"absorb"

[1] Excludes 411 SPA units. Units subtracted from the end of the development schedule.

**Table C-3**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Annual Costs at Buildout: Trails and Parks Maintenance**

Item	Units		Cost per Unit (2005\$)	Cost per Unit (2006\$)	Annual Cost at Buildout (2006\$)	Cost Trigger
	Quantity	Description				
<b>Trails</b>						
Trails in Private Parks, Onsite Trails (Includes Equestrian) & Offsite Trails [1]	44.76	miles	\$9,600	\$9,888	\$442,587	0.0021 miles per unit
Dry Creek Corridor [1]	2.37	miles	\$9,600	\$9,888	\$23,435	4,000 building permit
<b>Subtotal Trails</b>	<b>47.13</b>	<b>miles</b>			<b>\$466,021</b>	
<b>Public Mini Parks (Pocket Parks) and Neighborhood Parks [2]</b>						
Mini Parks (Pocket Parks)	32.50	acres	\$13,040	\$13,431	\$436,514	0.31 acres per 200th BP
Neighborhood Parks	114.50	acres	\$13,040	\$13,431	\$1,537,872	1.08 acres per 200th BP
<b>Subtotal Mini Parks (Pocket Parks) and Neighborhood Parks</b>	<b>147.00</b>	<b>acres</b>			<b>\$1,974,386</b>	
<b>Local Community Parks</b>						
Eastern Community Park Phase 1	22.00	acres	\$13,040	\$13,431	\$295,486	700 building permit
Eastern Community Park Phase 2	0.00	acres	\$13,040	\$13,431	\$0	4,000 building permit
Western Community Park Phase 1	20.00	acres	\$13,040	\$13,431	\$268,624	8,000 building permit
Western Community Park Phase 2	12.00	acres	\$13,040	\$13,431	\$161,174	11,500 building permit
Central Community Park Phase 1	30.00	acres	\$13,040	\$13,431	\$402,936	15,000 building permit
Central Community Park Phase 2	20.00	acres	\$13,040	\$13,431	\$268,624	20,000 building permit
Community Center Park	5.00	acres	\$13,040	\$13,431	\$67,156	7,000 building permit
Town Center Park	4.00	acres	\$13,040	\$13,431	\$53,725	7,000 building permit
<b>Subtotal Local Community Parks</b>	<b>113.00</b>	<b>acres</b>			<b>\$1,517,726</b>	
<b>Subtotal Mini (Pocket), Neighborhood &amp; Local Comm. Parks</b>	<b>260.00</b>	<b>acres</b>			<b>\$3,492,112</b>	
<b>Total Annual Trails and Parks Cost at Buildout</b>					<b>\$3,958,133</b>	
<b>Community Park Facilities</b>						
Eastern Community Park Corporation Yard Shop	3,000	square feet	\$2.00	\$2.06	\$6,180	700 building permit
Western Community Park Corporation Yard Shop	3,000	square feet	\$2.00	\$2.06	\$6,180	8,000 building permit
Central Community Park Corporation Yard Shop	3,000	square feet	\$2.00	\$2.06	\$6,180	15,000 building permit
<b>Total Community Park Facilities</b>	<b>9,000</b>	<b>square feet</b>			<b>\$18,540</b>	
<b>Total Annual Trails, Parks &amp; Community Park Facilities at Buildout</b>					<b>\$3,976,673</b>	
Percent Cost Reduction					0%	
Residents at Buildout					48,319	
<b>Cost per Capita</b>					<b>\$82</b>	
Total Units at Buildout					21,220	
<b>Cost per Unit</b>					<b>\$188</b>	

Source: Placer Vineyards Public Services as Proposed by Placer County (Placer County Executive Office - January 4, 2007); Citygate Associates, LLC  
*Placer County: Recreation & Park Development Project, Final Report Sept. 2005*; EPS: Placer Vineyards Specific Plan Public Facilities *Financing Plan*, January 2007.

"park\_cost"

- [1] Cost per mile per Citygate Report (2005).  
[2] Park cost per Citygate Associates, LLC *Placer County: Recreation & Park Development Project, Final Report Sept. 2005* estimated park maintenance costs. Includes maintenance of youth (unlighted) ball fields, unlighted and lighted baseball fields, neighborhood ball fields, adult lighted softball fields, basketball courts, a fitness course, a football field, horseshoe courts, multipurpose fields, family and group picnic areas, tot and youth playgrounds, youth soccer fields, adult unlighted and lighted soccer fields, tennis courts, a volleyball court, and park restrooms. Citygate Associates, Rec & Park Dev. Project (pgs. 20-21).

**Table C-4**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Estimated Trails and Parks Maintenance Costs (2006\$)**

Year	Cumulative Units	Trail Miles	Trails Costs (2006\$)	Park Acres										Cum. Total	Park Maintenance Cost (2006\$)	Total Trails & Parks Maint. Cost (2006\$)
				Mini (Pocket) Parks	Neigh. Parks	Eastern Comm. Ph. 1	Eastern Comm. Ph. 2	Western Comm. Ph. 1	Western Comm. Ph. 2	Central Comm. Ph. 1 [1]	Central Comm. Ph. 2 [1]	Comm. Center Park	Town Center Green			
Cost/Trigger			\$9,888 per Mile			700	4,000	8,000	11,500	15,000	20,000	7,000	7,000		\$13,431 per Mile	
2008/09	536	1.13	\$11,179	0.8	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7	\$49,871	\$61,051
2009/10	1,072	2.26	\$22,359	1.6	5.8	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	29.4	\$395,229	\$417,588
2010/11	1,837	3.87	\$38,314	2.8	9.9	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	34.7	\$466,408	\$504,722
2011/12	2,602	5.49	\$54,270	4.0	14.0	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	40.0	\$537,586	\$591,856
2012/13	3,367	7.10	\$70,226	5.2	18.2	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	45.3	\$608,764	\$678,990
2013/14	4,132	11.09	\$109,616	6.3	22.3	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	50.6	\$679,943	\$789,559
2014/15	4,897	12.70	\$125,572	7.5	26.4	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	55.9	\$751,121	\$876,693
2015/16	5,662	14.31	\$141,527	8.7	30.6	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	61.2	\$822,300	\$963,827
2016/17	6,427	15.93	\$157,483	9.8	34.7	22.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	66.5	\$893,478	\$1,050,961
2017/18	7,192	17.54	\$173,439	11.0	38.8	22.0	0.0	0.0	0.0	0.0	0.0	5.0	4.0	80.8	\$1,085,537	\$1,258,976
2018/19	7,957	19.15	\$189,394	12.2	42.9	22.0	0.0	0.0	0.0	0.0	0.0	5.0	4.0	86.1	\$1,156,716	\$1,346,110
2019/20	8,722	20.77	\$205,350	13.4	47.1	22.0	0.0	20.0	0.0	0.0	0.0	5.0	4.0	111.4	\$1,496,518	\$1,701,868
2020/21	9,390	22.18	\$219,282	14.4	50.7	22.0	0.0	20.0	0.0	0.0	0.0	5.0	4.0	116.0	\$1,558,671	\$1,777,954
2021/22	10,058	23.59	\$233,215	15.4	54.3	22.0	0.0	20.0	0.0	0.0	0.0	5.0	4.0	120.7	\$1,620,824	\$1,854,039
2022/23	10,726	24.99	\$247,147	16.4	57.9	22.0	0.0	20.0	0.0	0.0	0.0	5.0	4.0	125.3	\$1,682,977	\$1,930,125
2023/24	11,394	26.40	\$261,080	17.5	61.5	22.0	0.0	20.0	0.0	0.0	0.0	5.0	4.0	129.9	\$1,745,131	\$2,006,211
2024/25	12,062	27.81	\$275,012	18.5	65.1	22.0	0.0	20.0	12.0	0.0	0.0	5.0	4.0	146.6	\$1,968,458	\$2,243,471
2025/26	12,700	29.16	\$288,319	19.5	68.5	22.0	0.0	20.0	12.0	0.0	0.0	5.0	4.0	151.0	\$2,027,820	\$2,316,139
2026/27	13,338	30.50	\$301,626	20.4	72.0	22.0	0.0	20.0	12.0	0.0	0.0	5.0	4.0	155.4	\$2,087,182	\$2,388,808
2027/28	13,976	31.85	\$314,933	21.4	75.4	22.0	0.0	20.0	12.0	0.0	0.0	5.0	4.0	159.8	\$2,146,544	\$2,461,477
2028/29	14,614	33.20	\$328,240	22.4	78.9	22.0	0.0	20.0	12.0	0.0	0.0	5.0	4.0	164.2	\$2,205,906	\$2,534,145
2029/30	15,252	34.54	\$341,546	23.4	82.3	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	198.7	\$2,668,203	\$3,009,750
2030/31	15,890	35.89	\$354,853	24.3	85.7	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	203.1	\$2,727,565	\$3,082,419
2031/32	16,528	37.23	\$368,160	25.3	89.2	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	207.5	\$2,786,927	\$3,155,087
2032/33	17,166	38.58	\$381,467	26.3	92.6	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	211.9	\$2,846,289	\$3,227,756
2033/34	17,804	39.92	\$394,774	27.3	96.1	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	216.3	\$2,905,651	\$3,300,425
2034/35	18,442	41.27	\$408,081	28.2	99.5	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	220.8	\$2,965,013	\$3,373,093
2035/36	19,080	42.62	\$421,387	29.2	103.0	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	225.2	\$3,024,375	\$3,445,762
2036/37	19,718	43.96	\$434,694	30.2	106.4	22.0	0.0	20.0	12.0	30.0	0.0	5.0	4.0	229.6	\$3,083,736	\$3,518,431
2037/38	20,356	45.31	\$448,001	31.2	109.8	22.0	0.0	20.0	12.0	30.0	20.0	5.0	4.0	254.0	\$3,411,722	\$3,859,723
2038/39	20,994	46.65	\$461,308	32.2	113.3	22.0	0.0	20.0	12.0	30.0	20.0	5.0	4.0	258.4	\$3,471,084	\$3,932,392
2039/40	21,220	47.13	\$466,021	32.5	114.5	22.0	0.0	20.0	12.0	30.0	20.0	5.0	4.0	260.0	\$3,492,112	\$3,958,133

[1] There is no Central Community Park in the proposed project. If Placer Vineyards Blueprint is adopted, there will be a Central Community Park.

"park\_trail\_cf"

**Table C-5**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Estimated Community Park Corporation Yard Costs**

Year	Cumulative Units	Eastern Corp. Yard Shop	Western Corp. Yard Shop	Central Corp. Yard Shop [1]	Total Corp. Yard Maint. Cost (2006\$)
<i>Cost/Trigger</i>		<i>700</i>	<i>8,000</i>	<i>15,000</i>	
2008/09	536	\$0	\$0	\$0	\$0
2009/10	1,072	\$6,180	\$0	\$0	\$6,180
2010/11	1,837	\$6,180	\$0	\$0	\$6,180
2011/12	2,602	\$6,180	\$0	\$0	\$6,180
2012/13	3,367	\$6,180	\$0	\$0	\$6,180
2013/14	4,132	\$6,180	\$0	\$0	\$6,180
2014/15	4,897	\$6,180	\$0	\$0	\$6,180
2015/16	5,662	\$6,180	\$0	\$0	\$6,180
2016/17	6,427	\$6,180	\$0	\$0	\$6,180
2017/18	7,192	\$6,180	\$0	\$0	\$6,180
2018/19	7,957	\$6,180	\$0	\$0	\$6,180
2019/20	8,722	\$6,180	\$6,180	\$0	\$12,360
2020/21	9,390	\$6,180	\$6,180	\$0	\$12,360
2021/22	10,058	\$6,180	\$6,180	\$0	\$12,360
2022/23	10,726	\$6,180	\$6,180	\$0	\$12,360
2023/24	11,394	\$6,180	\$6,180	\$0	\$12,360
2024/25	12,062	\$6,180	\$6,180	\$0	\$12,360
2025/26	12,700	\$6,180	\$6,180	\$0	\$12,360
2026/27	13,338	\$6,180	\$6,180	\$0	\$12,360
2027/28	13,976	\$6,180	\$6,180	\$0	\$12,360
2028/29	14,614	\$6,180	\$6,180	\$0	\$12,360
2029/30	15,252	\$6,180	\$6,180	\$6,180	\$18,540
2030/31	15,890	\$6,180	\$6,180	\$6,180	\$18,540
2031/32	16,528	\$6,180	\$6,180	\$6,180	\$18,540
2032/33	17,166	\$6,180	\$6,180	\$6,180	\$18,540
2033/34	17,804	\$6,180	\$6,180	\$6,180	\$18,540
2034/35	18,442	\$6,180	\$6,180	\$6,180	\$18,540
2035/36	19,080	\$6,180	\$6,180	\$6,180	\$18,540
2036/37	19,718	\$6,180	\$6,180	\$6,180	\$18,540
2037/38	20,356	\$6,180	\$6,180	\$6,180	\$18,540
2038/39	20,994	\$6,180	\$6,180	\$6,180	\$18,540
2039/40	21,220	\$6,180	\$6,180	\$6,180	\$18,540

"corpyard\_cf"

[1] There is no Central Community Park in the proposed project. If Placer Vineyards Blueprint is adopted, there will be a Central Community Park.

**Table C-6**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Summary of Recreation Services Costs and Revenues (2006\$)**

Year	Cumulative Units	Net Total Costs			Annual Assessment Revenues	Annual Surplus/(Shortfall)
		Facilities Staffing & Maint. Cost	General/Rec. Programming Costs	Total Facilities & Programming		
\$180 per Unit						
2008/09	536	\$0	\$60,303	\$60,303	\$96,480	\$36,177
2009/10	1,072	\$29,861	\$120,606	\$150,467	\$192,960	\$42,493
2010/11	1,837	\$181,378	\$206,672	\$388,050	\$330,660	(\$57,390)
2011/12	2,602	\$181,378	\$292,738	\$474,117	\$468,360	(\$5,757)
2012/13	3,367	\$181,378	\$378,805	\$560,183	\$606,060	\$45,877
2013/14	4,132	\$301,622	\$464,871	\$766,493	\$743,760	(\$22,733)
2014/15	4,897	\$329,182	\$550,938	\$880,120	\$881,460	\$1,340
2015/16	5,662	\$329,182	\$637,004	\$966,187	\$1,019,160	\$52,973
2016/17	6,427	\$565,770	\$723,071	\$1,288,841	\$1,156,860	(\$131,981)
2017/18	7,192	\$565,770	\$809,137	\$1,374,907	\$1,294,560	(\$80,347)
2018/19	7,957	\$565,770	\$895,203	\$1,460,974	\$1,432,260	(\$28,714)
2019/20	8,722	\$565,770	\$981,270	\$1,547,040	\$1,569,960	\$22,920
2020/21	9,390	\$737,860	\$1,056,423	\$1,794,283	\$1,690,200	(\$104,083)
2021/22	10,058	\$737,860	\$1,131,577	\$1,869,437	\$1,810,440	(\$58,997)
2022/23	10,726	\$737,860	\$1,206,730	\$1,944,590	\$1,930,680	(\$13,910)
2023/24	11,394	\$737,860	\$1,281,884	\$2,019,743	\$2,050,920	\$31,177
2024/25	12,062	\$947,686	\$1,357,037	\$2,304,723	\$2,171,160	(\$133,563)
2025/26	12,700	\$947,686	\$1,428,815	\$2,376,502	\$2,286,000	(\$90,502)
2026/27	13,338	\$947,686	\$1,500,594	\$2,448,280	\$2,400,840	(\$47,440)
2027/28	13,976	\$947,686	\$1,572,372	\$2,520,058	\$2,515,680	(\$4,378)
2028/29	14,614	\$947,686	\$1,644,150	\$2,591,837	\$2,630,520	\$38,683
2029/30	15,252	\$1,320,949	\$1,715,929	\$3,036,878	\$2,745,360	(\$291,518)
2030/31	15,890	\$1,320,949	\$1,787,707	\$3,108,656	\$2,860,200	(\$248,456)
2031/32	16,528	\$1,320,949	\$1,859,485	\$3,180,434	\$2,975,040	(\$205,394)
2032/33	17,166	\$1,320,949	\$1,931,263	\$3,252,212	\$3,089,880	(\$162,332)
2033/34	17,804	\$1,320,949	\$2,003,042	\$3,323,991	\$3,204,720	(\$119,271)
2034/35	18,442	\$1,320,949	\$2,074,820	\$3,395,769	\$3,319,560	(\$76,209)
2035/36	19,080	\$1,320,949	\$2,146,598	\$3,467,547	\$3,434,400	(\$33,147)
2036/37	19,718	\$1,320,949	\$2,218,377	\$3,539,326	\$3,549,240	\$9,914
2037/38	20,356	\$1,411,332	\$2,290,155	\$3,701,486	\$3,664,080	(\$37,406)
2038/39	20,994	\$1,411,332	\$2,361,933	\$3,773,265	\$3,778,920	\$5,655
2039/40	21,220	\$1,411,332	\$2,387,359	\$3,798,691	\$3,819,600	\$20,909

"fsp\_cost\_rev\_sum"

Table C-7  
Placer Vineyards Specific Plan - Parks Cash Flow  
Annual Costs at Buildout: Recreation Services Cost (2006\$)

Item	Standard	Population Standard	Assumptions			Estimated Population	Total PV Cost at Buildout (2006\$)	Cost/Revenue Trigger
			Item/Facility Cost (2005\$)	Item/Facility Cost (2006\$)	Cost per Capita (2006\$)			
<b>Community Park Facilities Maintenance &amp; Staffing</b>								
<b>Community Park Facilities</b>								
Skate Park 1	1 park	48,319	[1]	[1]	[1]	48,319	[1]	4,000 building permit
Skate Park 2	1 park	48,319	[1]	[1]	[1]	48,319	[1]	11,500 building permit
Skate Park 3	1 park	48,319	[1]	[1]	[1]	48,319	[1]	20,000 building permit
<b>Community Park Staffing</b>								
Skate Park 1 Supervision [1]	1 park	48,319	\$65,000	\$66,950	\$1.39	48,319	\$66,950	4,000 building permit
Materials/Supplies for Skate Park 1 Supervision	35% of staffing	48,319	\$22,750	\$23,433	\$0.48	48,319	\$23,433	4,000 building permit
<b>Subtotal Skate Park 1</b>			<b>\$87,750</b>	<b>\$90,383</b>	<b>\$1.87</b>	48,319	<b>\$90,383</b>	
Skate Park 2 Supervision [1]	1 park	48,319	\$65,000	\$66,950	\$1.39	48,319	\$66,950	11,500 building permit
Materials/Supplies for Skate Park 2 Supervision	35% of staffing	48,319	\$22,750	\$23,433	\$0.48	48,319	\$23,433	11,500 building permit
<b>Subtotal Skate Park 2</b>			<b>\$87,750</b>	<b>\$90,383</b>	<b>\$1.87</b>	48,319	<b>\$90,383</b>	
Skate Park 3 Supervision [1][2]	1 park	48,319	\$65,000	\$66,950	\$1.39	48,319	\$66,950	20,000 building permit
Materials/Supplies for Skate Park 2 Supervision [2]	35% of staffing	48,319	\$22,750	\$23,433	\$0.48	48,319	\$23,433	20,000 building permit
<b>Subtotal Skate Park 3 [2]</b>			<b>\$87,750</b>	<b>\$90,383</b>	<b>\$1.87</b>	48,319	<b>\$90,383</b>	
<b>Total Community Park Facilities &amp; Staffing</b>			<b>\$263,250</b>	<b>\$271,148</b>	<b>\$5.61</b>	48,319	<b>\$271,148</b>	
<b>Regional Recreation Facilities Maintenance &amp; Staffing</b>								
<b>Regional Recreation Facilities Maintenance Cost</b>								
Aquatic Center	1 Aquatic Center	40,000	\$300,000	\$309,000	\$7.73	48,319	\$373,263	15,000 building permit
Recreation Center Ph. 1	1 Recreation Ctr.	40,000	\$24,000	\$24,720	\$0.62	48,319	\$29,861	700 building permit
Recreation Center Ph. 2	1 Recreation Ctr.	40,000	\$24,000	\$24,720	\$0.62	48,319	\$29,861	4,000 building permit
Gymnasium	1 Gymnasium	40,000	\$72,000	\$74,160	\$1.85	48,319	\$89,583	9,000 building permit
Community Center	1 Community Ctr.	40,000	\$168,000	\$173,040	\$4.33	48,319	\$209,027	6,000 building permit
Senior Center	1 Senior Ctr.	40,000	\$48,000	\$49,440	\$1.24	48,319	\$59,722	11,500 building permit
Youth Center	1 Youth Ctr.	40,000	\$48,000	\$49,440	\$1.24	48,319	\$59,722	11,500 building permit
<b>Subtotal Annual Regional Rec. Facilities Maint. Cost</b>			<b>\$684,000</b>	<b>\$704,520</b>	<b>\$17.61</b>	48,319	<b>\$851,039</b>	
<b>Recreation Supervision Cost</b>								
Staffing (Supervision) Cost	lump sum	60,000	\$509,634	\$524,923	\$8.75	48,319	\$422,728	See Table C-9
Administration	17% of staffing	60,000	\$86,638	\$89,237	\$1.49	48,319	\$71,864	See Table C-9
Materials and Supplies Cost	35% of staffing	60,000	\$178,372	\$183,723	\$3.06	48,319	\$147,955	See Table C-9
<b>Subtotal Annual Recreation Supervision Cost</b>			<b>\$774,644</b>	<b>\$797,883</b>	<b>\$13.30</b>	48,319	<b>\$642,546</b>	
Cost Recovery: 55% of Supervision Cost [3]	55%		(\$426,054)	(\$438,836)	(\$7.31)	48,319	(\$353,400)	
<b>Total Net Annual Rec. Supervision Costs</b>			<b>\$348,590</b>	<b>\$359,047</b>	<b>\$5.98</b>	48,319	<b>\$289,146</b>	
<b>Total Gross Regional Rec. Facilities Maint. &amp; Staffing</b>					<b>\$30.91</b>	48,319	<b>\$1,493,585</b>	
<b>Total Net Regional Rec. Facilities Maint. &amp; Staffing</b>					<b>\$23.60</b>	48,319	<b>\$1,140,185</b>	

C-7

Table C-7  
Placer Vineyards Specific Plan - Parks Cash Flow  
Annual Costs at Buildout: Recreation Services Cost (2006\$)

Item	Standard	Population Standard	Assumptions			Estimated Population	Total PV Cost at Buildout (2006\$)	Cost/Revenue Trigger
			Item/Facility Cost (2005\$)	Item/Facility Cost (2006\$)	Cost per Capita (2006\$)			
<b>Programming</b>								
<b>Gross General Programming Costs</b>			<i>Per Capita</i>	<i>Per Capita</i>				
Gross General Recreation Programming		48,319	\$35.56	\$36.63	\$36.63	48,319	\$1,769,763	
Gross General Recreation Programming - Administration	17% of staffing	48,319	\$6.05	\$6.23	\$6.23	48,319	\$300,860	
<b>Subtotal Gross General Programming Costs</b>			<b>\$41.61</b>	<b>\$42.85</b>	<b>\$42.85</b>	48,319	<b>\$2,070,623</b>	<b>\$97.58</b> per Unit
Cost Recovery: 55% of Recreational Programming [3]	55%		(\$22.88)	(\$23.57)	(\$23.57)	48,319	(\$1,138,843)	(\$53.67) per Unit
<b>Total Net General Programming Costs</b>			<b>\$18.72</b>	<b>\$19.28</b>	<b>\$19.28</b>	48,319	<b>\$931,780</b>	<b>\$43.91</b> per Unit
<b>Gross Regional Recreation Programming Costs</b>			<i>Per Capita</i>	<i>Per Capita</i>				
Recreation Center Ph. 1	1 Recreation Ctr.	40,000	\$5.56	\$5.72	\$5.72	48,319	\$276,463	
Recreation Center Ph. 2	1 Recreation Ctr.	40,000	\$5.56	\$5.72	\$5.72	48,319	\$276,463	
Gymnasium	1 Gymnasium	40,000	\$11.11	\$11.44	\$11.44	48,319	\$552,927	
Community Center	1 Community Ctr.	40,000	\$11.11	\$11.44	\$11.44	48,319	\$552,927	
Senior Center	1 Senior Ctr.	40,000	\$11.11	\$11.44	\$11.44	48,319	\$552,927	
Youth Center	1 Youth Ctr.	40,000	\$11.11	\$11.44	\$11.44	48,319	\$552,927	
<b>Subtotal Gross Rec. Programming</b>			<b>\$55.55</b>	<b>\$57.22</b>	<b>\$57.22</b>	48,319	<b>\$2,764,633</b>	
Administration	17% of pgm. cost		\$9.44	\$9.73	\$9.73	48,319	\$469,988	
<b>Subtotal Gross Annual Rec. Programming Costs</b>			<b>\$64.99</b>	<b>\$66.94</b>	<b>\$66.94</b>	48,319	<b>\$3,234,620</b>	<b>\$152.43</b> per Unit
Cost Recovery: 55% of Recreational Programming [3]	55%		(\$35.75)	(\$36.82)	(\$36.82)	48,319	(\$1,779,041)	(\$83.84) per Unit
<b>Total Net Regional Rec. Programming Costs</b>			<b>\$29.25</b>	<b>\$30.12</b>	<b>\$30.12</b>	48,319	<b>\$1,455,579</b>	<b>\$68.59</b> per Unit
<b>Total Gross General/Recreation Programming Costs</b>					<b>\$109.80</b>	48,319	<b>\$5,305,243</b>	<b>\$250.01</b> per Unit
<b>Total Net General/Recreation Programming Costs</b>					<b>\$49.41</b>	48,319	<b>\$2,387,359</b>	<b>\$112.51</b> per Unit
<b>Total Gross Regional Rec. Facilities Maint., Staffing &amp; Programming Costs</b>					<b>\$140.71</b>	48,319	<b>\$6,798,828</b>	
<b>Total Net Regional Rec. Facilities Maint., Staffing &amp; Programming Costs</b>					<b>\$73.01</b>	48,319	<b>\$3,527,544</b>	
Total Gross Community Park Facilities Maint. & Staffing							\$271,148	
Total Gross Regional Rec. Facilities Maint. & Staffing							\$1,493,585	
Total Gross General/Recreation Programming Costs							\$5,305,243	
<b>Total Gross Annual Costs at Buildout (2006\$)</b>							<b>\$7,069,975</b>	
Total Net Community Park Facilities Maint. & Staffing							\$271,148	
Total Net Regional Rec. Facilities Maint. & Staffing							\$1,140,185	
Total Net General/Recreation Programming Costs							\$2,387,359	
<b>Total Net Annual Costs at Buildout (2006\$)</b>							<b>\$3,798,691</b>	
Total Residents at Buildout							48,319	
<b>Net Cost per Capita</b>							<b>\$79</b>	
Total Units at Buildout							21,220	
<b>Net Cost per Unit</b>							<b>\$180</b>	

"fac\_stf\_pgm\_cost"

Sources: Citygate, HEG, Placer County Public Services as Proposed by Placer County (Placer County Executive Office - January 4, 2007), and EPS.

[1] Skate park maintenance costs included in staffing costs.

[2] Skate Park 3 is only triggered under the Blueprint alternative.

[3] County estimates a 55-percent cost recovery rate for supervision, general programming, and recreation programming costs.



Table C-8

Placer Vineyards Specific Plan - Parks Cash Flow  
Community Park and Regional Recreation Facilities Costs

Year	Cum. Units	Community Park Facilities Costs				Regional Recreation Facilities Costs							Total Community & Regional Rec. Facilities Costs
		Skate Park 1	Skate Park 2	Skate Park 3	Total	Aquatic Center	Recreation Center Ph. 1	Recreation Center Ph. 2	Gymnasium	Community Center	Senior Center	Youth Center	Total
<i>Cost/Trigger</i>		<i>4,000</i>	<i>11,500</i>	<i>20,000</i>		<i>15,000</i>	<i>700</i>	<i>4,000</i>	<i>9,000</i>	<i>6,000</i>	<i>11,500</i>	<i>11,500</i>	
2008/09	536	\$0	\$0	\$0	<b>\$0</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
2009/10	1,072	\$0	\$0	\$0	<b>\$0</b>	\$0	\$29,861	\$0	\$0	\$0	\$0	\$0	<b>\$29,861</b>
2010/11	1,837	\$0	\$0	\$0	<b>\$0</b>	\$0	\$29,861	\$0	\$0	\$0	\$0	\$0	<b>\$29,861</b>
2011/12	2,602	\$0	\$0	\$0	<b>\$0</b>	\$0	\$29,861	\$0	\$0	\$0	\$0	\$0	<b>\$29,861</b>
2012/13	3,367	\$0	\$0	\$0	<b>\$0</b>	\$0	\$29,861	\$0	\$0	\$0	\$0	\$0	<b>\$29,861</b>
2013/14	4,132	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$0	\$0	\$0	<b>\$59,722</b>
2014/15	4,897	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$0	\$0	\$0	<b>\$59,722</b>
2015/16	5,662	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$0	\$0	\$0	<b>\$59,722</b>
2016/17	6,427	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$209,027	\$0	\$0	<b>\$268,749</b>
2017/18	7,192	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$209,027	\$0	\$0	<b>\$268,749</b>
2018/19	7,957	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$209,027	\$0	\$0	<b>\$268,749</b>
2019/20	8,722	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$0	\$209,027	\$0	\$0	<b>\$268,749</b>
2020/21	9,390	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$0	\$0	<b>\$358,332</b>
2021/22	10,058	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$0	\$0	<b>\$358,332</b>
2022/23	10,726	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$0	\$0	<b>\$358,332</b>
2023/24	11,394	\$90,383	\$0	\$0	<b>\$90,383</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$0	\$0	<b>\$358,332</b>
2024/25	12,062	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$477,776</b>
2025/26	12,700	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$477,776</b>
2026/27	13,338	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$477,776</b>
2027/28	13,976	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$477,776</b>
2028/29	14,614	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$0	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$477,776</b>
2029/30	15,252	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2030/31	15,890	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2031/32	16,528	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2032/33	17,166	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2033/34	17,804	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2034/35	18,442	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2035/36	19,080	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2036/37	19,718	\$90,383	\$90,383	\$0	<b>\$180,765</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2037/38	20,356	\$90,383	\$90,383	\$90,383	<b>\$271,148</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2038/39	20,994	\$90,383	\$90,383	\$90,383	<b>\$271,148</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>
2039/40	21,220	\$90,383	\$90,383	\$90,383	<b>\$271,148</b>	\$373,263	\$29,861	\$29,861	\$89,583	\$209,027	\$59,722	\$59,722	<b>\$851,039</b>

"reg\_fac\_pgm\_cost"

**Table C-9**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Regional Recreation Services Staffing (Supervision) Detail**

Item	Population Trigger	Salary/Cost (2005\$)	Salary/Cost (2006\$)	Service Population	Per Capita Cost	Placer Vineyards Population	PV Share of Costs
<b>Recreation Supervision</b>							
Recreation Manager	4,000	\$121,635	\$125,284	60,000	\$2.09	48,319	\$100,893
Recreation Supervisor	4,000	\$96,845	\$99,750	60,000	\$1.66	48,319	\$80,330
Recreation Supervisor	20,000	\$96,845	\$99,750	60,000	\$1.66	48,319	\$80,330
Secretary	4,000	\$48,577	\$50,034	60,000	\$0.83	48,319	\$40,293
Secretary	10,000	\$48,577	\$50,034	60,000	\$0.83	48,319	\$40,293
Secretary	14,000	\$48,577	\$50,034	60,000	\$0.83	48,319	\$40,293
Secretary	20,000	\$48,577	\$50,034	60,000	\$0.83	48,319	\$40,293
<b>Total</b>		<b>\$509,633</b>	<b>\$524,922</b>		<b>\$8.75</b>		<b>\$422,727</b>
Administration	17% of staffing	\$86,638	\$89,237		\$1.49		\$71,864
Materials & Supplies	35% of staffing	\$178,372	\$183,723		\$3.06		\$147,954
<b>Total Rec. Supervision Cost</b>		<b>\$774,642</b>	<b>\$797,881</b>		<b>\$13.30</b>		<b>\$642,545</b>

"staff\_detail"

C-10

**Table C-10**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**Recreation Supervision Costs**

Year	Cum. Units	Cum. Pop.	Recreation Manager	Recreation Supervisor	Recreation Supervisor	Secretary	Secretary	Secretary	Secretary	Subtotal Staffing	Admin.	Materials & Supplies	Offsetting Revenues	Total Staffing
<i>Population Trigger</i>			4,000	4,000	20,000	4,000	10,000	14,000	20,000					
<i>PV Share (2006\$) (Table C-9)</i>			\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	17% of Staffing Cost	35% of Staffing Cost	55%	
2008/09	536	1,220	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2009/10	1,072	2,441	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2010/11	1,837	4,183	\$100,893	\$80,330	\$0	\$40,293	\$0	\$0	\$0	\$221,516	\$37,658	\$77,531	(\$185,188)	\$151,517
2011/12	2,602	5,925	\$100,893	\$80,330	\$0	\$40,293	\$0	\$0	\$0	\$221,516	\$37,658	\$77,531	(\$185,188)	\$151,517
2012/13	3,367	7,667	\$100,893	\$80,330	\$0	\$40,293	\$0	\$0	\$0	\$221,516	\$37,658	\$77,531	(\$185,188)	\$151,517
2013/14	4,132	9,409	\$100,893	\$80,330	\$0	\$40,293	\$0	\$0	\$0	\$221,516	\$37,658	\$77,531	(\$185,188)	\$151,517
2014/15	4,897	11,151	\$100,893	\$80,330	\$0	\$40,293	\$40,293	\$0	\$0	\$261,810	\$44,508	\$91,633	(\$218,873)	\$179,078
2015/16	5,662	12,893	\$100,893	\$80,330	\$0	\$40,293	\$40,293	\$0	\$0	\$261,810	\$44,508	\$91,633	(\$218,873)	\$179,078
2016/17	6,427	14,635	\$100,893	\$80,330	\$0	\$40,293	\$40,293	\$40,293	\$0	\$302,103	\$51,358	\$105,736	(\$252,558)	\$206,639
2017/18	7,192	16,376	\$100,893	\$80,330	\$0	\$40,293	\$40,293	\$40,293	\$0	\$302,103	\$51,358	\$105,736	(\$252,558)	\$206,639
2018/19	7,957	18,118	\$100,893	\$80,330	\$0	\$40,293	\$40,293	\$40,293	\$0	\$302,103	\$51,358	\$105,736	(\$252,558)	\$206,639
2019/20	8,722	19,860	\$100,893	\$80,330	\$0	\$40,293	\$40,293	\$40,293	\$0	\$302,103	\$51,358	\$105,736	(\$252,558)	\$206,639
2020/21	9,390	21,381	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2021/22	10,058	22,902	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2022/23	10,726	24,424	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2023/24	11,394	25,945	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2024/25	12,062	27,466	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2025/26	12,700	28,918	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2026/27	13,338	30,371	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2027/28	13,976	31,824	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2028/29	14,614	33,277	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2029/30	15,252	34,729	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2030/31	15,890	36,182	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2031/32	16,528	37,635	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2032/33	17,166	39,088	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2033/34	17,804	40,540	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2034/35	18,442	41,993	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2035/36	19,080	43,446	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2036/37	19,718	44,899	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2037/38	20,356	46,351	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2038/39	20,994	47,804	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145
2039/40	21,220	48,319	\$100,893	\$80,330	\$80,330	\$40,293	\$40,293	\$40,293	\$40,293	\$422,727	\$71,864	\$147,954	(\$353,400)	\$289,145

"reg\_staff\_cost"

**Table C-11**  
**Placer Vineyards Specific Plan - Parks Cash Flow**  
**General Programming and Recreation Programming Costs**

Year	Cumulative Units	Gross General Programming Cost	Gross Recreation Programming Cost	Total Gross General/Recreation Programming Costs
<i>Cost/Trigger</i>		<i>\$97.58 per Unit</i>	<i>\$152.43 per Unit</i>	
2008/09	536	\$52,302	\$81,704	\$134,006
2009/10	1,072	\$104,605	\$163,408	\$268,012
2010/11	1,837	\$179,252	\$280,019	\$459,271
2011/12	2,602	\$253,900	\$396,630	\$650,530
2012/13	3,367	\$328,548	\$513,241	\$841,789
2013/14	4,132	\$403,196	\$629,852	\$1,033,047
2014/15	4,897	\$477,844	\$746,463	\$1,224,306
2015/16	5,662	\$552,491	\$863,073	\$1,415,565
2016/17	6,427	\$627,139	\$979,684	\$1,606,824
2017/18	7,192	\$701,787	\$1,096,295	\$1,798,082
2018/19	7,957	\$776,435	\$1,212,906	\$1,989,341
2019/20	8,722	\$851,083	\$1,329,517	\$2,180,600
2020/21	9,390	\$916,265	\$1,431,342	\$2,347,607
2021/22	10,058	\$981,448	\$1,533,167	\$2,514,615
2022/23	10,726	\$1,046,631	\$1,634,992	\$2,681,623
2023/24	11,394	\$1,111,813	\$1,736,817	\$2,848,630
2024/25	12,062	\$1,176,996	\$1,838,642	\$3,015,638
2025/26	12,700	\$1,239,251	\$1,935,894	\$3,175,145
2026/27	13,338	\$1,301,506	\$2,033,146	\$3,334,653
2027/28	13,976	\$1,363,762	\$2,130,398	\$3,494,160
2028/29	14,614	\$1,426,017	\$2,227,650	\$3,653,667
2029/30	15,252	\$1,488,272	\$2,324,902	\$3,813,175
2030/31	15,890	\$1,550,528	\$2,422,154	\$3,972,682
2031/32	16,528	\$1,612,783	\$2,519,406	\$4,132,189
2032/33	17,166	\$1,675,038	\$2,616,658	\$4,291,696
2033/34	17,804	\$1,737,293	\$2,713,910	\$4,451,204
2034/35	18,442	\$1,799,549	\$2,811,162	\$4,610,711
2035/36	19,080	\$1,861,804	\$2,908,414	\$4,770,218
2036/37	19,718	\$1,924,059	\$3,005,666	\$4,929,726
2037/38	20,356	\$1,986,315	\$3,102,918	\$5,089,233
2038/39	20,994	\$2,048,570	\$3,200,170	\$5,248,740
2039/40	21,220	\$2,070,623	\$3,234,620	\$5,305,243

"local\_srv\_cost"

Table C-12  
Placer Vineyards Specific Plan - Parks Cash Flow  
Summary of Recreation Services Costs & Revenues

Year	Cumulative Units	Net Skate Park Facilities & Staffing	Net Regional Rec. Facilities Maint. Cost	Net Recreation Supervision Cost	Subtotal Net Facilities & Staffing	General Programming			Recreation Programming			Net Total General/Rec. Programming Costs	Net Total Recreation Services Costs
						Gen. Pgm. Cost	Offsetting Revenues	Net General Pgm. Cost	Rec. Pgm. Cost	Offsetting Revenues	Net Rec. Pgm. Cost		
						55% of Gen. Pgm.			55% of Rec. Pgm.				
2008/09	536	\$0	\$0	\$0	<b>\$0</b>	\$52,302	(\$28,766)	<b>\$23,536</b>	\$81,704	(\$44,937)	<b>\$36,767</b>	<b>\$60,303</b>	<b>\$60,303</b>
2009/10	1,072	\$0	\$29,861	\$0	<b>\$29,861</b>	\$104,605	(\$57,532)	<b>\$47,072</b>	\$163,408	(\$89,874)	<b>\$73,533</b>	<b>\$120,606</b>	<b>\$150,467</b>
2010/11	1,837	\$0	\$29,861	\$151,517	<b>\$181,378</b>	\$179,252	(\$98,589)	<b>\$80,664</b>	\$280,019	(\$154,010)	<b>\$126,008</b>	<b>\$206,672</b>	<b>\$388,050</b>
2011/12	2,602	\$0	\$29,861	\$151,517	<b>\$181,378</b>	\$253,900	(\$139,645)	<b>\$114,255</b>	\$396,630	(\$218,146)	<b>\$178,483</b>	<b>\$292,738</b>	<b>\$474,117</b>
2012/13	3,367	\$0	\$29,861	\$151,517	<b>\$181,378</b>	\$328,548	(\$180,701)	<b>\$147,847</b>	\$513,241	(\$282,282)	<b>\$230,958</b>	<b>\$378,805</b>	<b>\$560,183</b>
2013/14	4,132	\$90,383	\$59,722	\$151,517	<b>\$301,622</b>	\$403,196	(\$221,758)	<b>\$181,438</b>	\$629,852	(\$346,418)	<b>\$283,433</b>	<b>\$464,871</b>	<b>\$766,493</b>
2014/15	4,897	\$90,383	\$59,722	\$179,078	<b>\$329,182</b>	\$477,844	(\$262,814)	<b>\$215,030</b>	\$746,463	(\$410,554)	<b>\$335,908</b>	<b>\$550,938</b>	<b>\$880,120</b>
2015/16	5,662	\$90,383	\$59,722	\$179,078	<b>\$329,182</b>	\$552,491	(\$303,870)	<b>\$248,621</b>	\$863,073	(\$474,690)	<b>\$388,383</b>	<b>\$637,004</b>	<b>\$966,187</b>
2016/17	6,427	\$90,383	\$268,749	\$206,639	<b>\$565,770</b>	\$627,139	(\$344,927)	<b>\$282,213</b>	\$979,684	(\$538,826)	<b>\$440,858</b>	<b>\$723,071</b>	<b>\$1,288,841</b>
2017/18	7,192	\$90,383	\$268,749	\$206,639	<b>\$565,770</b>	\$701,787	(\$385,983)	<b>\$315,804</b>	\$1,096,295	(\$602,962)	<b>\$493,333</b>	<b>\$809,137</b>	<b>\$1,374,907</b>
2018/19	7,957	\$90,383	\$268,749	\$206,639	<b>\$565,770</b>	\$776,435	(\$427,039)	<b>\$349,396</b>	\$1,212,906	(\$667,098)	<b>\$545,808</b>	<b>\$895,203</b>	<b>\$1,460,974</b>
2019/20	8,722	\$90,383	\$268,749	\$206,639	<b>\$565,770</b>	\$851,083	(\$468,095)	<b>\$382,987</b>	\$1,329,517	(\$731,235)	<b>\$598,283</b>	<b>\$981,270</b>	<b>\$1,547,040</b>
2020/21	9,390	\$90,383	\$358,332	\$289,145	<b>\$737,860</b>	\$916,265	(\$503,946)	<b>\$412,319</b>	\$1,431,342	(\$787,238)	<b>\$644,104</b>	<b>\$1,056,423</b>	<b>\$1,794,283</b>
2021/22	10,058	\$90,383	\$358,332	\$289,145	<b>\$737,860</b>	\$981,448	(\$539,796)	<b>\$441,652</b>	\$1,533,167	(\$843,242)	<b>\$689,925</b>	<b>\$1,131,577</b>	<b>\$1,869,437</b>
2022/23	10,726	\$90,383	\$358,332	\$289,145	<b>\$737,860</b>	\$1,046,631	(\$575,647)	<b>\$470,984</b>	\$1,634,992	(\$899,246)	<b>\$735,747</b>	<b>\$1,206,730</b>	<b>\$1,944,590</b>
2023/24	11,394	\$90,383	\$358,332	\$289,145	<b>\$737,860</b>	\$1,111,813	(\$611,497)	<b>\$500,316</b>	\$1,736,817	(\$955,249)	<b>\$781,568</b>	<b>\$1,281,884</b>	<b>\$2,019,743</b>
2024/25	12,062	\$180,765	\$477,776	\$289,145	<b>\$947,686</b>	\$1,176,996	(\$647,348)	<b>\$529,648</b>	\$1,838,642	(\$1,011,253)	<b>\$827,389</b>	<b>\$1,357,037</b>	<b>\$2,304,723</b>
2025/26	12,700	\$180,765	\$477,776	\$289,145	<b>\$947,686</b>	\$1,239,251	(\$681,588)	<b>\$557,663</b>	\$1,935,894	(\$1,064,742)	<b>\$871,152</b>	<b>\$1,428,815</b>	<b>\$2,376,502</b>
2026/27	13,338	\$180,765	\$477,776	\$289,145	<b>\$947,686</b>	\$1,301,506	(\$715,829)	<b>\$585,678</b>	\$2,033,146	(\$1,118,230)	<b>\$914,916</b>	<b>\$1,500,594</b>	<b>\$2,448,280</b>
2027/28	13,976	\$180,765	\$477,776	\$289,145	<b>\$947,686</b>	\$1,363,762	(\$750,069)	<b>\$613,693</b>	\$2,130,398	(\$1,171,719)	<b>\$958,679</b>	<b>\$1,572,372</b>	<b>\$2,520,058</b>
2028/29	14,614	\$180,765	\$477,776	\$289,145	<b>\$947,686</b>	\$1,426,017	(\$784,309)	<b>\$641,708</b>	\$2,227,650	(\$1,225,208)	<b>\$1,002,443</b>	<b>\$1,644,150</b>	<b>\$2,591,837</b>
2029/30	15,252	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,488,272	(\$818,550)	<b>\$669,723</b>	\$2,324,902	(\$1,278,696)	<b>\$1,046,206</b>	<b>\$1,715,929</b>	<b>\$3,036,878</b>
2030/31	15,890	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,550,528	(\$852,790)	<b>\$697,737</b>	\$2,422,154	(\$1,332,185)	<b>\$1,089,969</b>	<b>\$1,787,707</b>	<b>\$3,108,656</b>
2031/32	16,528	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,612,783	(\$887,031)	<b>\$725,752</b>	\$2,519,406	(\$1,385,673)	<b>\$1,133,733</b>	<b>\$1,859,485</b>	<b>\$3,180,434</b>
2032/33	17,166	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,675,038	(\$921,271)	<b>\$753,767</b>	\$2,616,658	(\$1,439,162)	<b>\$1,177,496</b>	<b>\$1,931,263</b>	<b>\$3,252,212</b>
2033/34	17,804	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,737,293	(\$955,511)	<b>\$781,782</b>	\$2,713,910	(\$1,492,651)	<b>\$1,221,260</b>	<b>\$2,003,042</b>	<b>\$3,323,991</b>
2034/35	18,442	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,799,549	(\$989,752)	<b>\$809,797</b>	\$2,811,162	(\$1,546,139)	<b>\$1,265,023</b>	<b>\$2,074,820</b>	<b>\$3,395,769</b>
2035/36	19,080	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,861,804	(\$1,023,992)	<b>\$837,812</b>	\$2,908,414	(\$1,599,628)	<b>\$1,308,786</b>	<b>\$2,146,598</b>	<b>\$3,467,547</b>
2036/37	19,718	\$180,765	\$851,039	\$289,145	<b>\$1,320,949</b>	\$1,924,059	(\$1,058,233)	<b>\$865,827</b>	\$3,005,666	(\$1,653,117)	<b>\$1,352,550</b>	<b>\$2,218,377</b>	<b>\$3,539,326</b>
2037/38	20,356	\$271,148	\$851,039	\$289,145	<b>\$1,411,332</b>	\$1,986,315	(\$1,092,473)	<b>\$893,842</b>	\$3,102,918	(\$1,706,605)	<b>\$1,396,313</b>	<b>\$2,290,155</b>	<b>\$3,701,486</b>
2038/39	20,994	\$271,148	\$851,039	\$289,145	<b>\$1,411,332</b>	\$2,048,570	(\$1,126,713)	<b>\$921,856</b>	\$3,200,170	(\$1,760,094)	<b>\$1,440,077</b>	<b>\$2,361,933</b>	<b>\$3,773,265</b>
2039/40	21,220	\$271,148	\$851,039	\$289,145	<b>\$1,411,332</b>	\$2,070,623	(\$1,138,843)	<b>\$931,780</b>	\$3,234,620	(\$1,779,041)	<b>\$1,455,579</b>	<b>\$2,387,359</b>	<b>\$3,798,691</b>

\*fac\_stf\_pgm\_sum\*